RURAL CLUSTERS
WITHIN
THE REGIONAL MUNICIPALITY OF HALTON

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

HALTON REGION PLANNING DEPARTMENT

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I

INTRODUCTION

A. STUDY SUMMARY

The following study is a detailed examination of Rural Clusters in Halton Region. As such this study:

1. Locates and identifies those existing rural residential "communities" in Halton which comply with the definition of "Rural Cluster" in The Regional Official Plan, as approved by the Minister of Housing, August 1, 1980;

2. Locates and identifies potential Rural Clusters which may become future Rural Clusters with the advent of new minor residential or non-residential development;

3. Reviews current Regional Plan and Local Plan definitions and policies concerning Rural Clusters; and

4. Makes recommendations aimed at implementing and clarifying The Regional Plan Policies concerning Rural Clusters.

B. PROBLEM IDENTIFICATION

The purpose of this study is to identify all existing and potential Rural Clusters suitable for rural development in accordance with The Regional Plan. This study has become necessary due to a number of problems concerning rural land severance applications.

There is some confusion in the implementation of land severance policies in both the Regional and Local Official Plans. This confusion has been created by the misinterpretation of Plan policies concerning Hamlets and Rural Clusters. The result has been the creation of many lots in the Rural Area contrary to Official Plan Policy. During 1980 a total of 127 of 146 land severance applications in the Regions Rural Area were approved.[1]

C. THE PURPOSE OF HAMLETS AND RURAL CLUSTERS

The Region has deemed it desirable to direct rural development to established communities rather than to allow dispersed non-farm residential growth throughout the Rural

Area. Dispersed growth throughout the Rural Area creates the fragmentation of valuable farmland contrary to Regional policies.

One of the purposes of delineating Hamlets in the Region's Rural Area is to provide an alternative lifestyle for those people wishing to locate in a rural community. Such Hamlets provide lower-order functions which service the daily needs of rural people.

Rural Clusters also provide some service functions to the residents and to the surrounding population but on a much smaller scale than Hamlets. By directing growth to Hamlets and Rural Clusters, these communities will perform a greater role as focal points in the Halton Rural Area.

D. STUDY AREA

The area covered by this study generally includes all lands designated rural within The Regional Plan. This includes all areas north of Highway 5 and part of Burlington below Highway 5, containing 3 settlement areas - Central, York and Lemonville. See Map 1.

E. METHODOLOGY

The methodology for this study is as follows:

1. Examination and documentation of relevant Official Plan Policies and Definitions.

2. Identification of known rural residential concentrations based on:

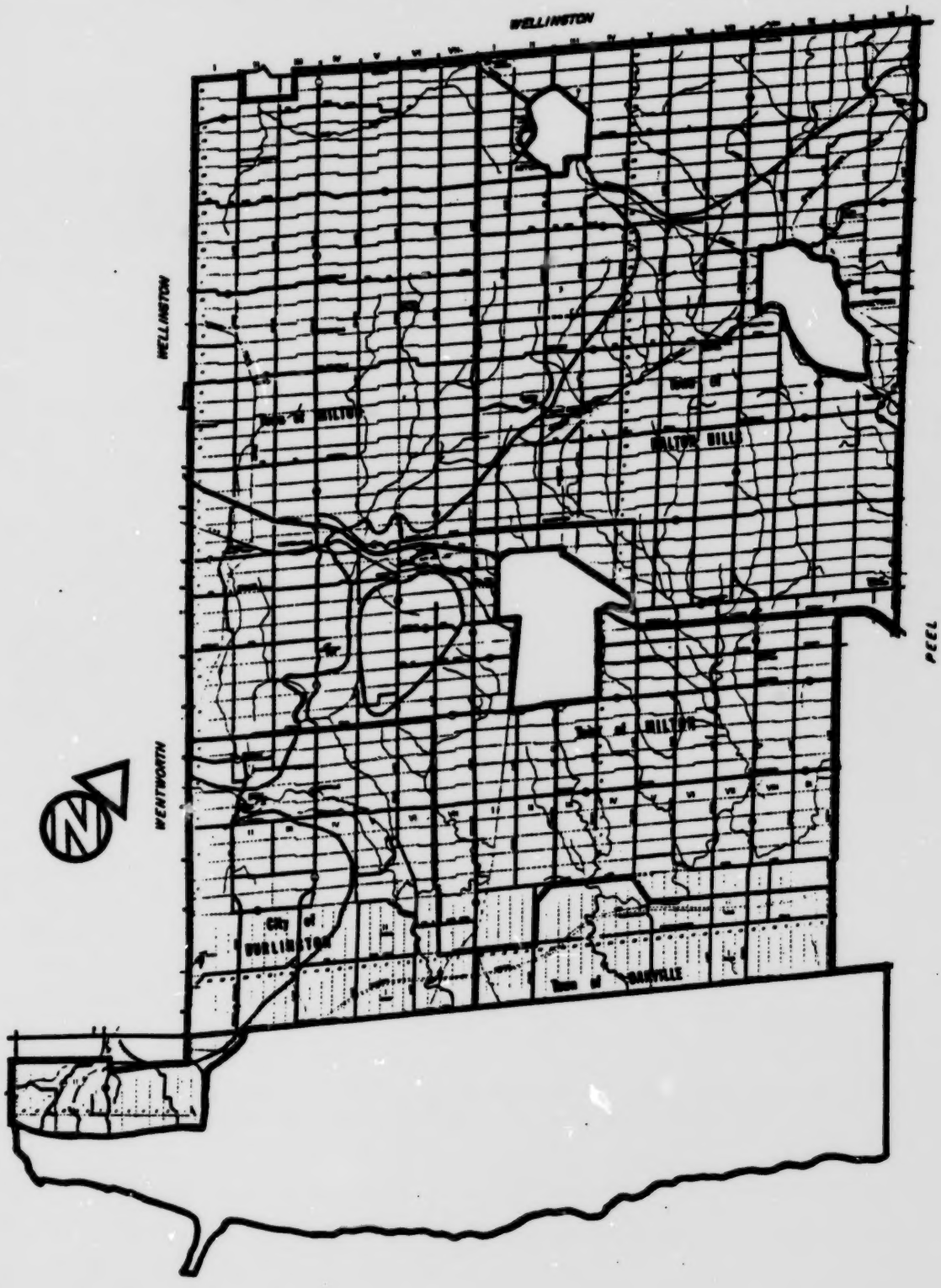
   (a) previous studies on rural settlement in Halton (Rural Settlement Study, 1974; Rural Lot Inventory, 1980);

   (b) examination of 1979 aerial photographs; and

   (c) consultation with planners at the Region, Area Municipalities and Niagara Escarpment Commission.

3. Documentation of all buildings on aerial photographs (1:5,000).

4. Determination of rural lots based on assessment maps and the Halton Region Rural Lot Inventory. 1980.



MAP 1
STUDY AREA

5. Site inspection of all existing and potential Rural Clusters to: identify inactive residences and non-residential units, verify vacant lots, and establish the present use and condition of possible infill areas.

6. Mapping of each Rural Cluster on the aerial photographs (1:5,000) and on assessment lot maps (1:4,800).

7. Documentation of each Rural Cluster including the focal point, boundaries, size and number of vacant lots and number of possible infill areas.

8. Summary and analysis of study findings and problems.

II

REGIONAL AND LOCAL OFFICIAL PLANS

A. THE REGIONAL PLAN

1. Introduction

The Regional Municipality of Halton recognizes the need for a range of communities offering different lifestyles, urban as well as rural. The management of growth in the Rural Area is critical for the maintenance of the rural character of the Rural Area. Major development is therefore directed to the Region's Urban Areas, while rural development is directed to the Region's designated Hamlets. Minor residential development is permitted in Rural Clusters.

The purpose of the Hamlet designation in the Regional Plan is to identify rural community focal points, recognized by the Region's Area Municipalities, where future growth is considered desirable. Accordingly, not all rural community centres in Halton have been identified as Hamlets in the Halton Region Official Plan. Some have been omitted due to servicing problems, i.e. lack of water or pollution of ground water, or at the request of the Area Municipality. All Regional Plan Hamlets are expected to perform as rural community focal points and as a result, rural residential, institutional, commercial, industrial development etc. are directed by the Regional Plan to these areas.

The purpose of permitting minor residential development within Rural Clusters is to provide limited alternative rural residential growth areas, by infilling only, for local farmers wishing to retire and for those desiring a more rural setting. Rural Clusters are not identified or designated in the Regional Plan although a specific definition has been incorporated.

2. Objectives

The Objectives concerning rural development in the Regional Plan Hamlets and Rural Clusters are as follows:

> "To direct rural residential development to identifiable rural communities that are suitable.
>
> "To avoid future strip (ribbon) development along rural roads."[2]

3. Policies

The Policies concerning rural development in the Regional Plan Hamlets and Rural Clusters are as follows:

In addition to the provincial designations of the Parkway Belt and the area covered by the Niagara Escarpment Commission's Proposed Plan, there are regional policy area designations, comprising the Urban Area, the waterfront and:

> "The Rural Area, (including Hamlets) the character of which shall be preserved, and within which settlement shall be strictly controlled. For purpose of the regional policy designations, the Rural Area will include all Regional Extensions to the Parkway Belt and the Niagara Escarpment Scarp Protection and Complementary Use Areas, in addition to the Rural Area."[3]

The policy of the Region in regard to this Rural Area:

> "Preserve the rural character of the Rural Area and to this end, monitor growth in the Rural Area annually to ensure that its character and natural resources are preserved.
>
> "Limit the increase of non-farm lots in the Rural Area to the equivalent of a rural population increase of approximately 2 per cent.
>
> "Encourage Rural Area non-farm dwellings to locate in Hamlets, Rural Clusters by infilling only, and on lands found suitable for Rural Estate Residential development.
>
> "Encourage minor commercial, institutional and industrial uses, the character of which is in keeping with surrounding existing uses, to locate in Hamlets."[4]
>
> "All Rural Area lots legally created for the purpose of a dwelling prior to this Plan's adoption shall be considered as conforming to its policies."[5]

4. Definitions

In light of the fact that Rural Clusters are not designated in the Halton Region Official Plan, and because various interpretations of the definition of Rural Clusters are in part responsible for current Rural Cluster conformity problems, the following Regional Plan definitions are critical to this study.

"Rural Cluster means an area occupied by:

"(i) Six or more active residential units.

"(ii) Two or more active non-residential units.

"(iii) Buildings spaced so as to give an appearance of compactness exceeding that of ordinary farmstead spacing. The outer boundary of a Rural Cluster from its focal point, shall be determined by the lesser of either (a) a distance of 600 metres or (b) the occurrence of a non-farm unit, having a space between it and the next non-farm unit, of more than 150 metres.

"(iv) The servicing is by means of private sewage systems and wells."[6]

"Non-Residential Unit means any Rural Area structure which is not a dwelling or accessory thereto and which is not associated with a farm."[7]

"Infilling means, when used in the Rural Area, locating a residential dwelling between existing residences which are no greater than 100 metres apart, on the same side of the road."[8]

"Hamlet means a location so identified on the map, "The Regional Concept".[9]

"Rural Estate Residential Development means a development of not more than 20 single family residential units in the Rural Area, which do not necessarily have any focus other than the homes themselves."[10]

5. Purpose of the Rural Cluster Definition

The Regional Plan defines a Rural Cluster as including six or more active residential units and two or more active non-residential units. The reason for including the non-residential component in this definition is to identify a Rural Cluster as something more than simply a group of homes. The presence of non-residential units such as stores, churches, schools, service stations, veterinary clinics etc. imparts a character to the Rural Cluster, and a role as a central place or focus in the Rural Area.

The Rural Cluster is an identifiable community which performs the function of satisfying needs of not just the adjacent residents, but of a wider segment of the rural population. The Regional Plan Goals and Objectives clearly indicate this function:

"To provide a range of identifiable communities of various sizes and types, which afford maximum choices for work, residence and leisure."[11]

"To direct rural residential development to identifiable rural communities that are suitable".[12]

The above Goals and Objectives clearly show that community identity is of prime importance to the Region. There are many groups of homes in the Rural Area with no non-residential component. While the individual residents within these groups may have inter-personal ties, the lack of non-residential units limits the community function of such groups. The Regional Plan definition attempts to ensure that Rural Clusters are identifiable rural communities.

B. TOWN OF HALTON HILLS OFFICIAL PLAN (ESQUESING)

The current Official Plan for the Halton Hills Rural Area is the Esquesing Official Plan. The Basis of the Esquesing Official Plan includes the following background information:

"The Esquesing Planning Area includes the whole of the Township including the Hamlets of Stewarttown, Glen Williams, Speyside, Mansewood, Ashgrove, Ballinafad, Hornby, Norval, Milton Heights, Limehouse and Peru.

"In May of 1970 the Government of the Province of Ontario presented to the public a report entitled Design for Development: The Toronto Centred Region. This report contains policies intended to guide development within an area extending some 90 miles from Toronto. This area is divided into three zones, one of which is referred to as Zone 2, The Commutershed. It is intended that there be no large scale development in this zone and further, the zone be reserved for recreational and agricultural purposes. The Township of Esquesing lies within Zone 2 of the [Toronto Centred] Regional Plan and it is intended that the policies contained in this Official Plan shall not be in conflict with the policies contained in the Toronto Centred Region report."[13]

Because the Esquesing Planning Area is primarily rural in nature, further urbanization in the area is to take place only as extensions to existing hamlet development.

"The general policy is to prevent urban development in areas designated rural and to encourage the maintenance of such areas for farming and agricultural uses. Measures taken and programs adopted toward these goals

shall be deemed to conform with this Plan. Non-farm residential development in the rural area will be on a very restricted basis and only in accordance with the policies set out in Section 8.6.1 [Consents Policy - Rural Areas] of this Plan."[14]

Although the Basis of the Esquesing Official Plan identifies 11 Hamlets within the former township of Esquesing, namely Stewarttown, Glen Williams, Norval, Milton Heights, Speyside, Mansewood, Ashgrove, Ballinafad, Hornby, Limehouse and Peru, only Stewarttown, Glen Williams and Norval are recognized as Hamlet Communities on the Esquesing land use plan. These three Hamlet Communities are recognized in the Regional Plan as Hamlets, as is Milton Heights, which is now located in the Town of Milton.

The Esquesing Official Plan distinctly recognizes that rural development should generally be discouraged and, where permitted, directed to Hamlet Communities. The Policies of the Esquesing Official Plan permit, however, limited non-farm severances within the Rural Area.

"Non-agricultural development should be encouraged to locate in existing Hamlet communities, subject to adequate regulations being set out in the implementing Restricted Area By-law."[15]

In view of the fact that no Rural Clusters are identified in the Esquesing Official Plan and due to the identification of several Hamlets not officially recognized on the land use plan, it could be argued that settlements of a lower order than Hamlet Communities are identified, but not recognized by the Esquesing Plan. Speyside, Ashgrove, Ballinafad, Hornby and Limehouse are all in this group, and are all Rural Clusters according to the definition in the Regional Plan.

According to the Esquesing Official Plan, land severances are strongly discouraged and where permitted "shall have the effect of in-filling in existing urbanized areas and not of extending an urbanized area unduly." Furthermore, certain criteria must be regarded when considering an application for consent within the Rural Area.

"The prevention of scattered isolated residential development throughout the Township.

Ribbon or strip development along highways should generally be prevented."[16]

Although the Halton Hills Zoning By-law permits the building of a residential unit for each severance obtained, most non-residential units, require a zoning by-law amendment. Schools, churches and some other public uses do not require such amendments.

C. TOWN OF MILTON OFFICIAL PLAN

The Rural Area west of the Town of Halton Hills and north of the City of Burlington is currently covered by the Nassagaweya Official Plan. The Rural Area between the Towns of Halton Hills and Oakville is currently covered by the old Oakville Official Plan.

The Basis of the Nassagaweya Plan indicates that Nassagaweya is a rural township which does not anticipate urban development during the planning period (to 1986). The basis of the Oakville Plan indicates that agricultural land should be retained in its present use for as long as possible and residential uses unrelated to farming should be discouraged from establishment in the Rural Area.

Five Village Communities are recognized in the Nassagaweya Plan, namely Milton Heights, Brookville, Moffat, Campbellville and Eden Mills. Eden Mills is now located in Wellington County while Milton Heights, Brookville, Moffat and Campbellville are recognized in the Halton Regional Plan as Hamlets. No lower-order communities are designated or identified in the Nassagaweya Plan.

It is the policy of the Nassagaweya Plan to avoid uncontrolled development within the Rural Area. This is accomplished by encouraging all dwellings and community facilities which are not directly related to agricultural pursuits to locate in Village Communities.

A limited number of residences may be permitted in the Nassagaweya Rural Area. Additional dwellings that are essential for the agricultural operation or dwellings for retiring farmers or members of the farming family are permitted. Other uses are permitted where in accordance with the following policies:

> "The preservation of land for agricultural purposes and related activities. Non-agricultural development should be encouraged to locate as infilling in, or adjacent to, existing hamlets or groups of houses.
>
> "The prevention of scattered isolated residential development throughout the Township except for the purpose of erecting a detached dwelling on a farm intended to be occupied by persons who are necessary for the operation of the farm.
>
> "Ribbon residential or other development along highways or major roads should be prevented."[17]

There are no Hamlets recognized in the old Oakville Official Plan. Although the severing of farm properties is discouraged, the establishment of occasional residential lots of not less than half an acre may be permitted provided such properties have been owned since 1952.

The new Milton Consolidated Official Plan recognizes many of the existing Plan policies of the old Nassagaweya and Oakville Plans.

D. CITY OF BURLINGTON OFFICIAL PLAN

Although five Settlement Areas are identified in Amendment 81 of the Burlington Official Plan, namely Mount Nemo, Alfred Harris Gardens, Kilbride, Highview and Coverdale - Lowville, only Mount Nemo, Alfred Harris Gardens, Kilbride and Lowville are recognized in the Regional Plan. The purpose of Settlement Areas is to encourage orderly residential development growing outwards from the original residential concentration. Non-residential uses are permitted uses within Settlement Areas.

Outside of the Settlement Areas development must occur in accordance with both the Regional Official Plan and Burlington Plan land use designations, e.g. Residential and rural residential housing is generally encouraged to develop in single family condominium clusters.

The intent of the Agriculture land use designation of Amendment 81 is to preserve rural lands and keep the agricultural use of land sound. However, besides farm-related uses, public uses and single family dwellings are permitted.

E. TOWN OF OAKVILLE OFFICIAL PLAN

The Oakville Plan calls for the retention of agricultural land, in its present use, for as long as possible. It also indicates that the establishment of residential uses unrelated to farming in the rural areas is to be discouraged.

Outside of the Oakville Urban Area, there are no rural communities designated in the Plan.

In the Oakville Planning Area, the severing of farm properties is discouraged, although the establishment of occasional residential lots of not less than half an acre may be permitted.

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III

HALTON REGION RURAL CLUSTERS

A. EXISTING RURAL CLUSTERS

Based on the definition in the Regional Plan, a total of 13 existing Rural Clusters have been identified within the Halton Rural Area. These existing Rural Clusters are distributed as follows and they are identified, located and delineated in Appendix A.

Municipality	# of Rural Clusters
Halton Hills	10
Milton	2
Burlington	1
Oakville	0
Halton Region Total	13

Although the Regional Plan definition of Rural Cluster limits the extent of each Rural Cluster, existing Rural Cluster boundaries have been placed so as to include all cluster-related units. This adjustment of Rural Cluster boundaries has resulted in the inclusion of vacant blocks of land. The Regional Plan definition of infilling does not permit the development of large blocks of land. These blocks of land do provide, however, opportunities for rural growth in such a manner as to consolidate Rural Clusters in accordance with the intent of the Regional Plan Policies.

B. POTENTIAL RURAL CLUSTERS

Potential Rural Clusters are those ares which may become Rural Clusters with the addition of minor residential and/or non-residential growth. Based on this definition a total of 17 potential Rural Clusters have been identified within the Halton Rural Area. These potential Rural Clusters are distributed as follows and they are identified, located and delineated in Appendix A.

Municipality	# of Potential Rural Clusters
Halton Hills	7
Milton	7
Burlington	1
Oakville	2
Halton Region Total	17

Again, boundaries of potential Rural Clusters have been placed so as to include all cluster-related units.

C. SUMMARY AND ANALYSIS

Following is a summary of existing and potential Rural Clusters in Halton Region:

Municipality	# of Rural Clusters	# of Potential Rural Clusters	Total
Halton Hills	10	7	17
Milton	2	7	9
Burlington	1	1	2
Oakville	0	2	2
Halton Region	13	17	30

Because of the compact nature of the Rural Clusters delineated in this study, the opportunity for infilling is limited. The extended boundaries (as suggested on the maps in Appendices) create more infilling opportunities, while still preserving the intent of the Regional Plan.

A number of problems and limitations have presented themselves in the course of this study.

1. The assignment of a focal point to each Rural Cluster has been made somewhat subjectively. It is most desirable to locate the focal point at the intersection, of two roads as this generally is the focus of much of the activity. In some cases, however, this causes some of the cluster-related units to be located outside of the Rural Cluster. To avoid this the focal point is then located at a point which will allow for a more even distribution of units about the focal point. This flexibility of placement of the focal point also means there is a variability in the location of the boundary.

2. In many areas, the assessment maps for Halton Hills are incomplete, as pointed out in the 1980 Rural Lot Inventory, and consequently do not accurately depict the lot patterns as they currently exist. Errors in lot configuration are therefore quite possible. The accuracy of the study could be increased somewhat if the assessment maps as related to Rural Clusters are brought up to date.

3. The accuracy of the study is limited by the fact that all measurements are based on aerial photographs and must therefore be taken as approximate.

4. In some cases units that are presently active may become inactive and vice versa. This can result in changes in the inventory.

5. In accordance with the Regional Plan definition of non-residential unit, nurseries, greenhouses, garden centres, horse stables, schools of equitation and other such forms of farm related recreation have all been excluded as non-residential units. Some of these could be considered commercial and industrial operations. If these uses were to be considered as commercial and industrial operations instead of farm-associated, the number and size of potential and existing Rural Clusters would change.

6. The Regional Plan definition of the boundary of Rural Clusters states that the boundary will occur "at the lesser of either (a) a distance of 600 metres or (b) the occurrence of a non-farm unit, having a space between it and the next non-farm unit, of more than 150 metres." It does not state in (b) that this must be on the same side of the road, although this was the original intent of the plan.

7. The Regional Plan definition of infilling states that a residential dwelling can be located between existing residences not more than 100 metres apart on the same side of the road. The intent of the definition was that the 100 metres should be measured from the residential or commercial etc. building and not from any associated utility buildings, such as sheds or garages. This point is not clear in the definition. In this study non-residential units are used in determining infilling opportunities.

8. A number of Halton Hills Rural Clusters (e.g. Terra Cotta, Hornby, Limehouse) are large and spread out, and consequently may function more as Hamlets than they do Rural Clusters. They may provide locations for plans of subdivision if they were to be designated as Hamlets, whereas as Rural Clusters they can grow through infilling only. These Rural Clusters are unique and should therefore be considered for further study as candidates for the Hamlet designation.

IV

CONCLUSIONS AND RECOMMENDATIONS

A. CONCLUSIONS

The Regional and Local Official Plan Policies are designed to maintain the character of the Rural Area by directing growth to Hamlets and to Rural Clusters through infilling. Land severance statistics suggest these policies are not being upheld as they should be.

This study has defined Rural Clusters and identified potential ones. In many cases the boundaries have been extended so as to allow additional growth while preserving the intent of the Regional Plan with regard to rural development. It is suggested that Rural Clusters be permitted to be developed to their full potential subject to other Plan policies, thereby allowing a maximum of units to be built at these locations. If further land severances in the Rural Areas are directed to Hamlets and Rural Clusters, it will result in the accomplishment of Regional Plan objectives: (1) to direct rural residential development to identifiable rural communities that are suitable and (2) to avoid future strip (ribbon) development along rural roads. In this way excessive rural lot fragmentation may be avoided.

B. RECOMMENDATIONS

It is recommended:

1. That the Rural Clusters of Hornby, Limehouse, Ballinafad and Terra Cotta be studied for consideration for designation as Hamlets after further detailed studies are conducted by the Region in consultation with the local municipality.

2. That the following areas be recognized as Rural Clusters in Local Official Plans, in accordance with the Regional Plan definition:

   - Mansewood
   - Guelph Line/No 3 Side Rd.
   - Guelph Line/Derry Road
   - Halton-Peel Town Line (lot 9-10)
   - Steeles Ave./Trafalgar Rd.
   - Ashgrove
   - Crewsons Corner
   - Highway 7/Fourth Line
   - Highway 7/No. 22 Side Road
   - Highway 25/Lot 23

3. That the following potential Rural Clusters be considered for designation as Rural Clusters by the Area Municipalities.

- Silvercreek
- Speyside
- Whaley Corners
- Highway 7/Con. VII
- Highway 25/No. 17 Side Road
- Steeles Ave./Ninth Line
- Haltonville
- Boyne
- Guelph Junction
- Darbyville
- Agerton
- Drumquin
- Omagh
- Brittannia Road/Cedar Springs Road
- Burnhamthorpe Road/Highway 25
- Burnhamthorpe Rd./Trafalgar Road

4. That the Regional Plan definition of Rural Cluster be revised to include the following:

"or otherwise delineated by a local plan in accordance with the general intent of the Regional Plan".

5. That the Regional Plan definition of Infilling be revised to read:

"INFILLING means the development of land in Hamlets, Rural Clusters and Urban Areas in a manner which consolidates or integrates surrounding or abutting uses into a compatible cohesive unit in accordance with Regional and Local Plan Policies."

and that Regional Plan policy Part III B3(h) be revised accordingly.

6. That the potential Rural Clusters be continually monitored and the list of potential and existing Rural Clusters be updated as required.

7. That the assessment maps as related to Rural Clusters be brought up to date in order to more accurately show lot patterns, vacant lots and infill possibilities.

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2. The Regional Municipality of Halton, Regional Plan, August 1980, p. 12.
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9. Ibid, p.70.
10. Ibid, p.72.
11. Ibid, p. 11.
12. Ibid, p.12.
13. Official Plan Esquesing Planning Area, May, 1971, p.4.
14. Ibid, p.9.
15. Ibid, p.41.
16. Ibid, p.40.
17. Official Plan of the Township of Nassagaweya, April, 1967, p. 16.

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Base Map: Halton Hills (1:24,000), Town of Halton Hills Planning Department, 1977.

Base Map: Halton Region (1:50,000), Regional Municipality of Halton Public Works Department.

Base Map: Oakville (1:12,000), Town of Oakville Planning Department, Feb. 1980.

Base Map: Milton (1:24,000), Town of Milton Planning Department, Jan. 1977.

And also the following:

Classification of areas lying on Halton-Peel border, Regional Municipality of Peel Planning Department.

Classification of areas lying on Halton-Wellington border, County of Wellington Planning Department.

1980 Land Severance Statistics, Regional Municipality of Halton Land Division Department.

APPENDICES

For each municipality, the following section includes:

(1) A list of existing and potential Rural Clusters.

(2) An index map showing the location of the Rural Clusters.

(3) A narrative of the Rural Clusters.

(4) An individual map and description of existing and potential Rural Clusters.

APPENDIX A

HALTON HILLS
RURAL CLUSTERS

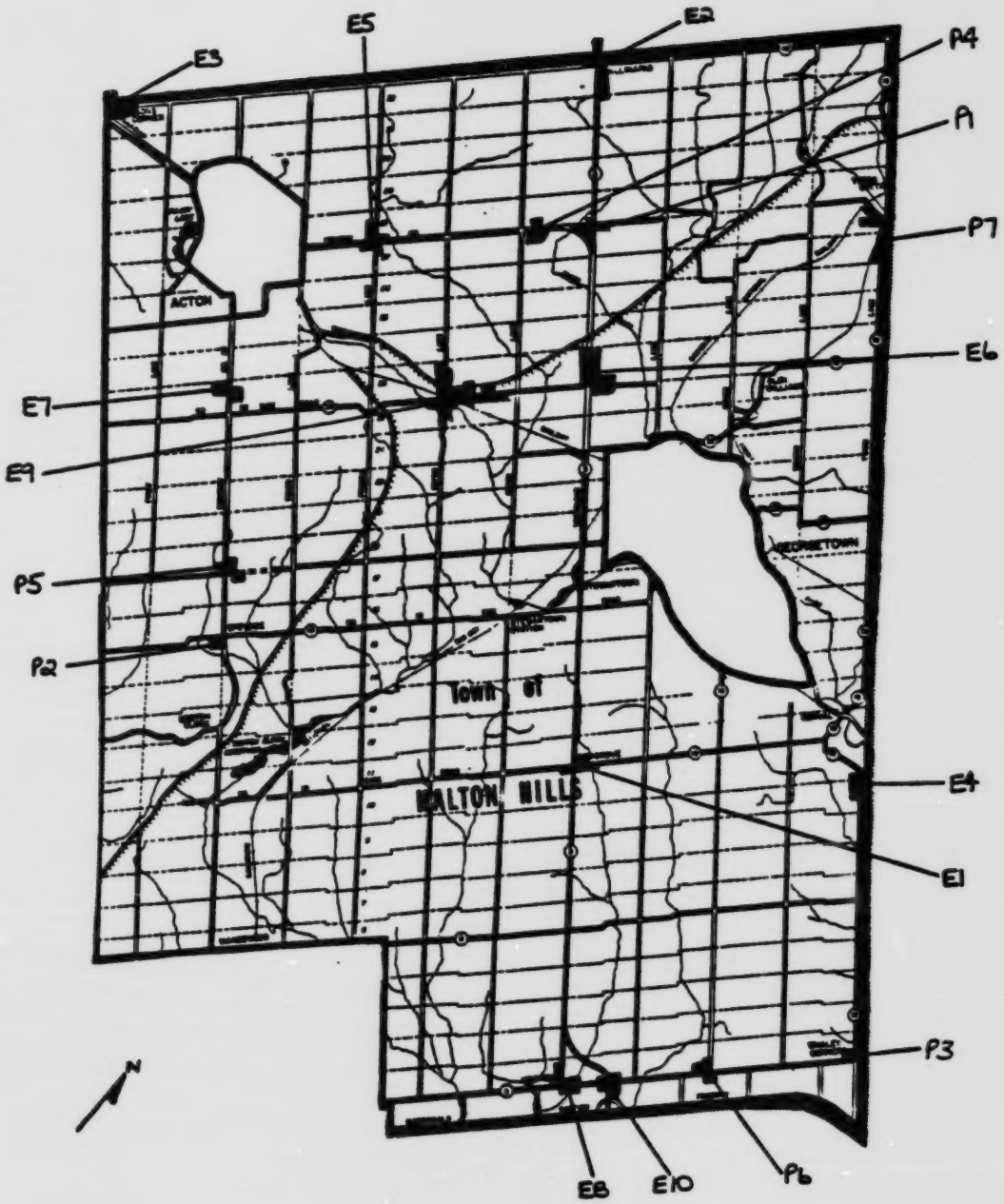
HALTON HILLS RURAL CLUSTERS

EXISTING:

E1 Ashgrove
E2 Ballinafad
E3 Crewsons Corner
E4 Halton-Peel Town Line (Lots 9-10)
E5 Highway 7/Fourth Line
E6 Highway 7/No. 22 Side Rd.
E7 Highway 25 (Lot 23)
E8 Hornby
E9 Limehouse
E10 Steeles Ave./Trafalgar Rd.

POTENTIAL:

P1 Silvercreek
P2 Speyside
P3 Whaley Corners
P4 Highway 7 (Concession V11)
P5 Highway 25/No. 17 Side Rd.
P6 Steeles Ave./Ninth Line
P7 Terra Cotta



MAP A-1

HALTON HILLS RURAL CLUSTERS - INDEX MAP

1. Existing Rural Clusters

Halton Hills has 10 areas that fall within the current Regional Plan Rural Cluster definition. The potential for infilling in these 10 Rural Clusters, as permitted in the Regional Plan, is 15 units. In addition, there are 10 vacant lots located in these areas which means that there is the possibility of 25 total units.

The Rural Cluster boundaries, as defined in the Regional Plan, are indicated on the attached maps. Extensions to these boundaries are also shown for those areas which have been judged to be part of the cluster, but which do not meet one or more of the criteria of the Regional Plan definition. In these areas there are 4 additional vacant lots and 3 possible infill areas, for a total of seven more units.

Because the delineation of some of the Rural Clusters, according to the Regional Plan definition, does not show the actual extent of the Rural Cluster; existing Rural Cluster boundaries have been placed so as to include all cluster-related units. This adjustment of the Rural Cluster boundaries has in turn created some cases where large blocks of land have been included in the Rural Cluster. The Regional Plan definition of infilling does not permit the development of these large blocks. However, since growth in the Rural Area is to be directed to Hamlets and Rural Clusters, these blocks of land provide opportunities for rural growth in such a manner as not to expand Rural Cluster boundaries and not to defeat the intent of the Regional Plan Policies. The result of the inclusion of this land is that a number of additional new units could be built. A count has been made according to how many lots could be created on each block of land, using the minimum frontage requirements established in the Esquesing Zoning By-law 74-51. As a result of the development of these blocks of land, 24 additional lots could be created.

A maximum total of 56 additional units is possible.

2. Potential Rural Clusters

Halton Hills has 7 areas which could become Rural Clusters if an additional house or non-residential unit were to locate in said potential clusters. The potential for infilling in these 7 areas, as permitted in the Regional Plan, is an additional 11 units. In addition there are 2 vacant lots located in these areas which means that there is the possibility of 13 total units.

The boundaries of these potential Rural Clusters, as defined in the Regional Plan, are indicated on the attached maps. Extensions to these boundaries are also shown for those areas which have been judged to be part of the cluster, but which do not meet one or more of the criteria of the Regional Plan definition. In these areas there are 2 additional vacant lots and no possible infill areas, for a total of 2 more units.

As explained under the heading of "Existing Rural Clusters", the inclusion of large blocks of land lying within the extended cluster boundaries could result in the building of new units. Considering the minimum frontage requirements established in the Esquesing Zoning By-law 74-51, 8 additional lots could be created.

Considering all of the above infill possibilities within the potential Rural Clusters.

A maximum total of 23 units is possible.

3. Summary and Analysis

As seen in the charts and maps included in this report, a summary of the existing and potential clusters is as follows:

Halton Hills has 10 areas that fall within the current definition with an additional 7 areas which could become Rural Clusters if an additional house or non-residential unit were to locate in said potential clusters.

A maximum total of 56 residential units could be constructed within the existing Rural Clusters and 23 within the potential clusters providing all lands within the extended boundaries are developed. As a result a maximum of 79 residential units could be constructed in the Halton Hills Rural Area.

With few exceptions, the Rural Clusters in Halton Hills are located on major roads (i.e. Highway 25, Trafalgar Road, Steeles Avenue).

The existing Rural Clusters in Halton Hills are:

- Ashgrove
- Ballinafad
- Crewsons Corner
- Halton-Peel Town Line (Lots 9-10)
- Highway 7/4th Line
- Highway 7/No. 22 Side Road
- Highway 25/Lot 23
- Hornby
- Limehouse
- Steeles Avenue/Trafalgar Road

The potential Rural Clusters in Halton Hills are:

- Silvercreek
- Speyside
- Whaley Corners
- Highway 7/Concession VII
- Highway 25/No. 17 Side Road
- Steeles Avenue/9th Line
- Terra Cotta

E1 ASHGROVE

Non-residential units: 4

General store/snack bar/groceries
BP Gas Station
Ashgrove Welding
Body Shop Accessory Building

Residential units:

Within Cluster boundaries: 17
In extended Cluster boundaries: 2

Cluster Boundaries: extend approximately 165 metres north, 70 metres south, 350 metres east and 230 metres west, from the focal point.

Extended Cluster Boundaries: extend an additional 250 metres east.

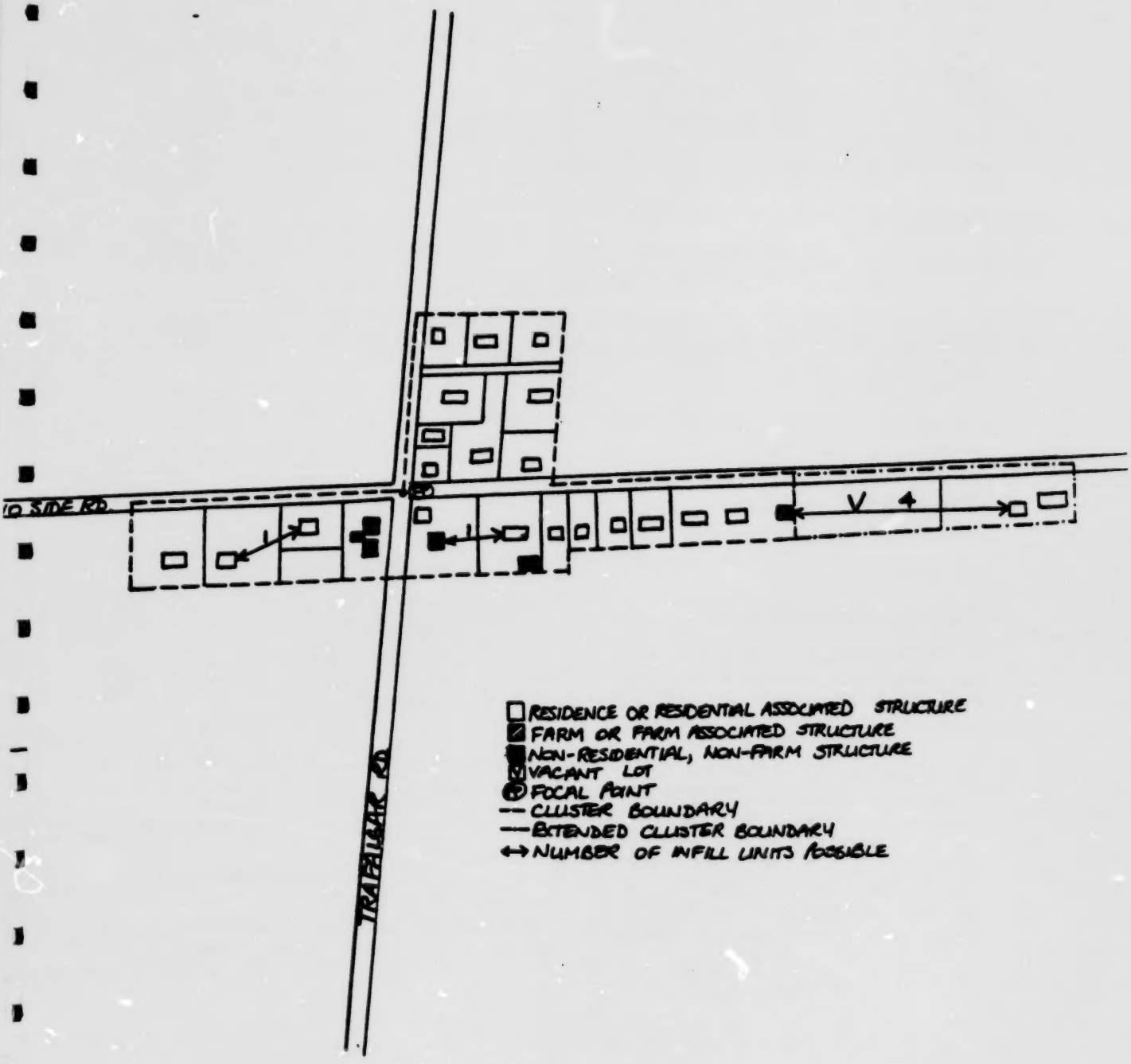
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 1 1.5 acres

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	0
Complete development of Cluster:	3
Total:	5

E1. ASHGROVE


SIDE RD.
TRAFALGAR RD.
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

E2 BALLINAFAD

Non-residential units: 9

ford Bros. Feed Mill
Ballinafad United Church
Gas station
AAA Sign Service
Ballinafad Community Centre
Shortills General Store
Colins Small Engine Repair
Interior Shop
Wally's Auto Body

Residential units: Halton Region only

Within Cluster boundaries: 13
In extended Cluster boundaries: 3

Cluster Boundaries: extend approximately 600 metres north, 600 metres south, 600 metres east and 550 metres west, from the focal point.

Extended Cluster Boundaries: extend an additional 30 metres north.

Vacant lots:

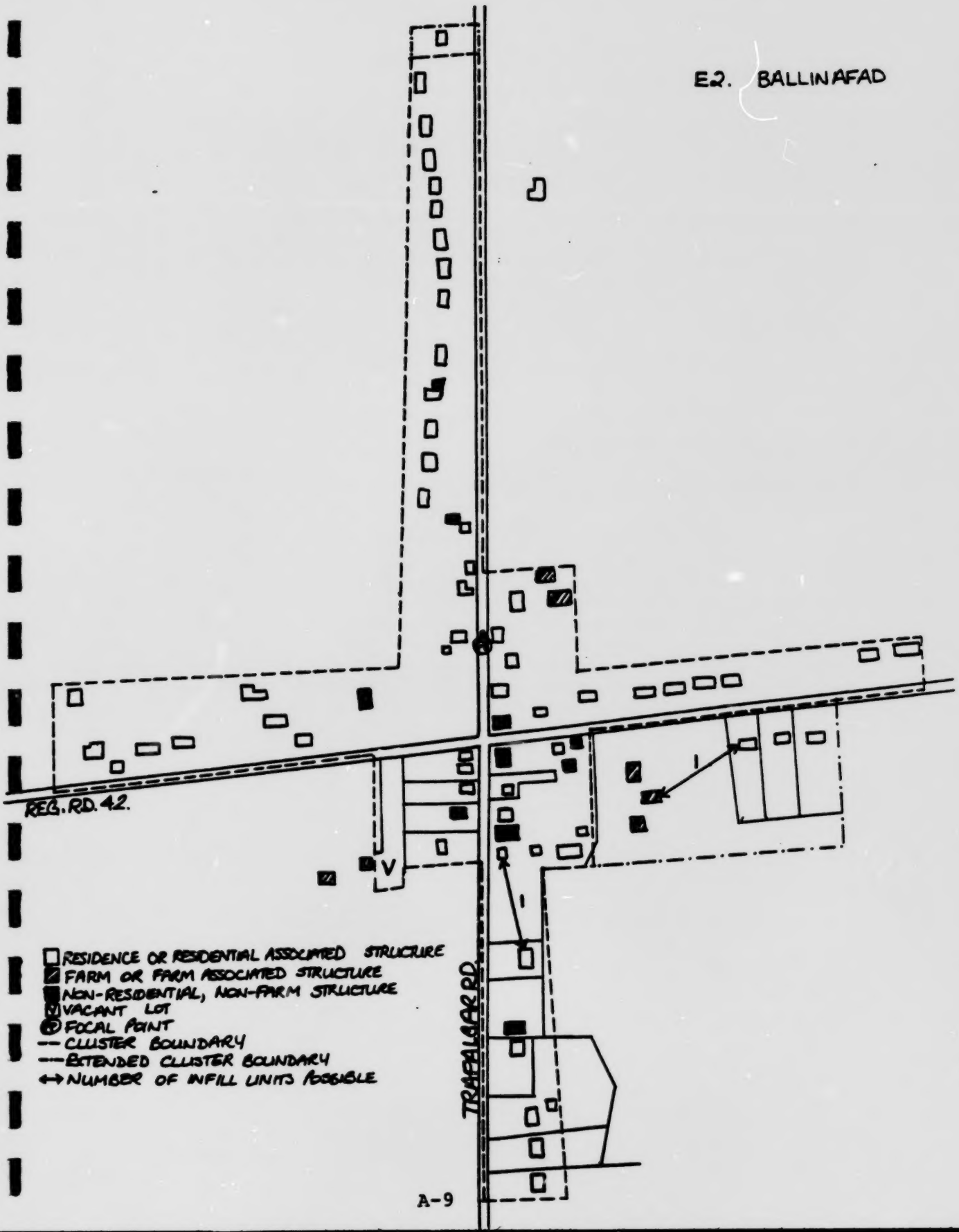
Within Cluster boundaries: 1 .68 acres
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	1
In extended Cluster boundaries:	1
Complete development of Cluster:	0
Total:	2

Ballinafad is covered by the Guelph and Suburban Official Plan and therein is designated as a hamlet. There are no plans for water provision or sewers and therefore future development will be restricted to infilling and very limited expansion. Future building will conform to eight requirements as stated in the Guelph plan. Ballinafad is to be the subject of a study in the near future due to the possible revision of the defined hamlets.

E2. BALLINAFAD



E3 CREWSONS CORNER

Non-Residential units: 2

Halton Hills Collision
Action L0L 467

Residential units: Halton Region only

Within Cluster boundaries: 5, 1 inactive

Cluster Boundaries: extend approximately 250 metres north and 390 metres east from the focal point.

Vacant lots:

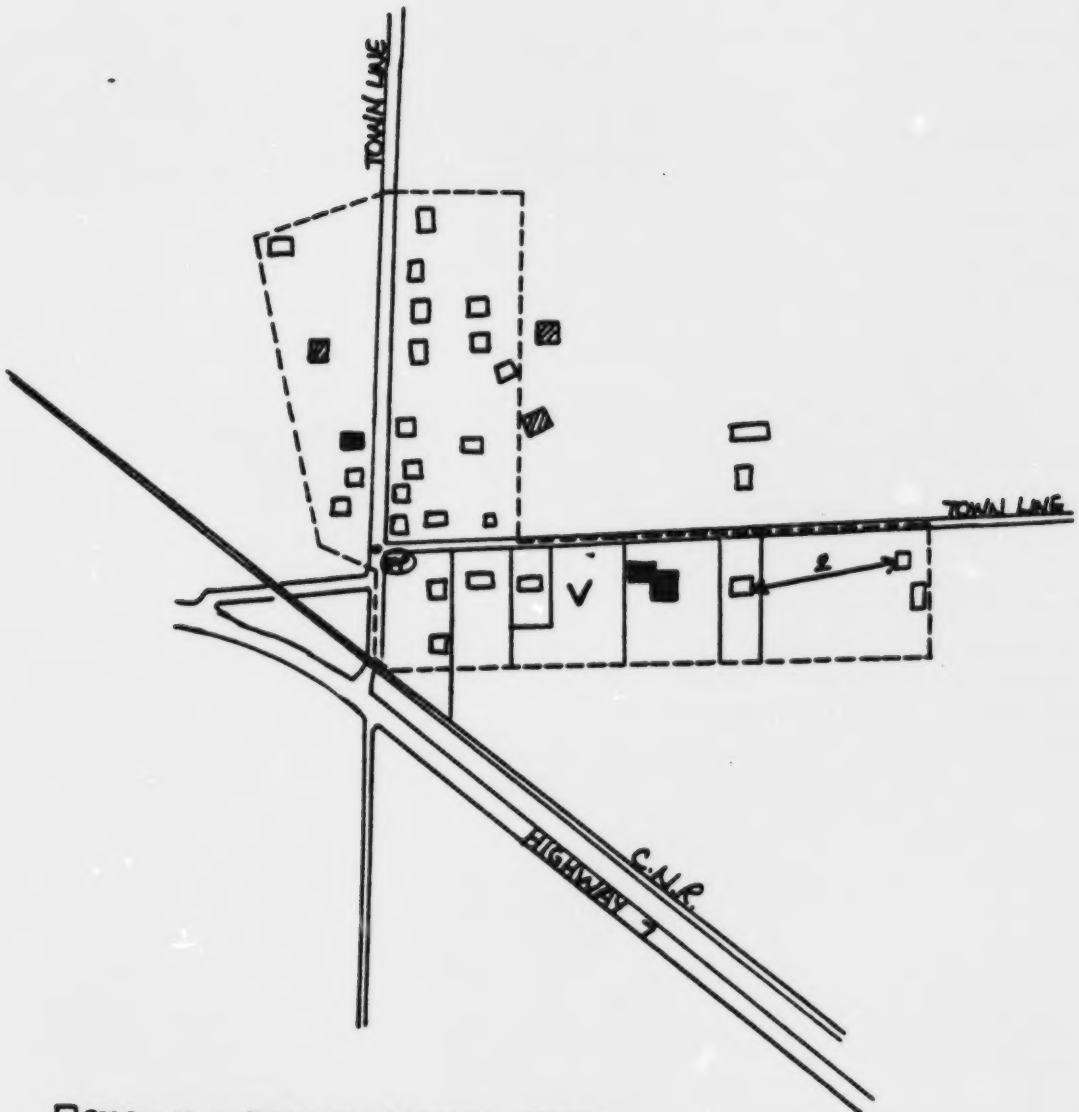
Within Cluster boundaries: 1 3 acres

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	2

Crewsons Corner is covered is covered by the Guelph and Suburban Official Plan and therein is designated as a hamlet. There are no plans for water provision or sewers and therefore future development will be restricted to infilling and very limited expansion. Future building will conform to eight requirements as stated in the Guelph Official Plan. The defined hamlets are to be revised in the near future. At that time Crewsons Corner will probably be deleted from this designation.

E3. CREWSONS CORNER



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- V VACANT LOT
- FOCAL POINT
- --- CLUSTER BOUNDARY
- --- EXTENDED CLUSTER BOUNDARY
- ↔ NUMBER OF INFILL UNITS POSSIBLE

E4 HALTON-PEEL TOWN LINE (LOTS 9-10)

Non-Residential units: 2

Hermans Aluminum and Roofing
Owens Repairs

Residential units: Halton Region only

Within Cluster boundaries: 10
In extended Cluster boundaries: 5

Cluster Boundaries: extend approximately 200 metres north and 175 metres south, from the focal point.

Extended Cluster Boundaries: extend an additional 400 metres north.

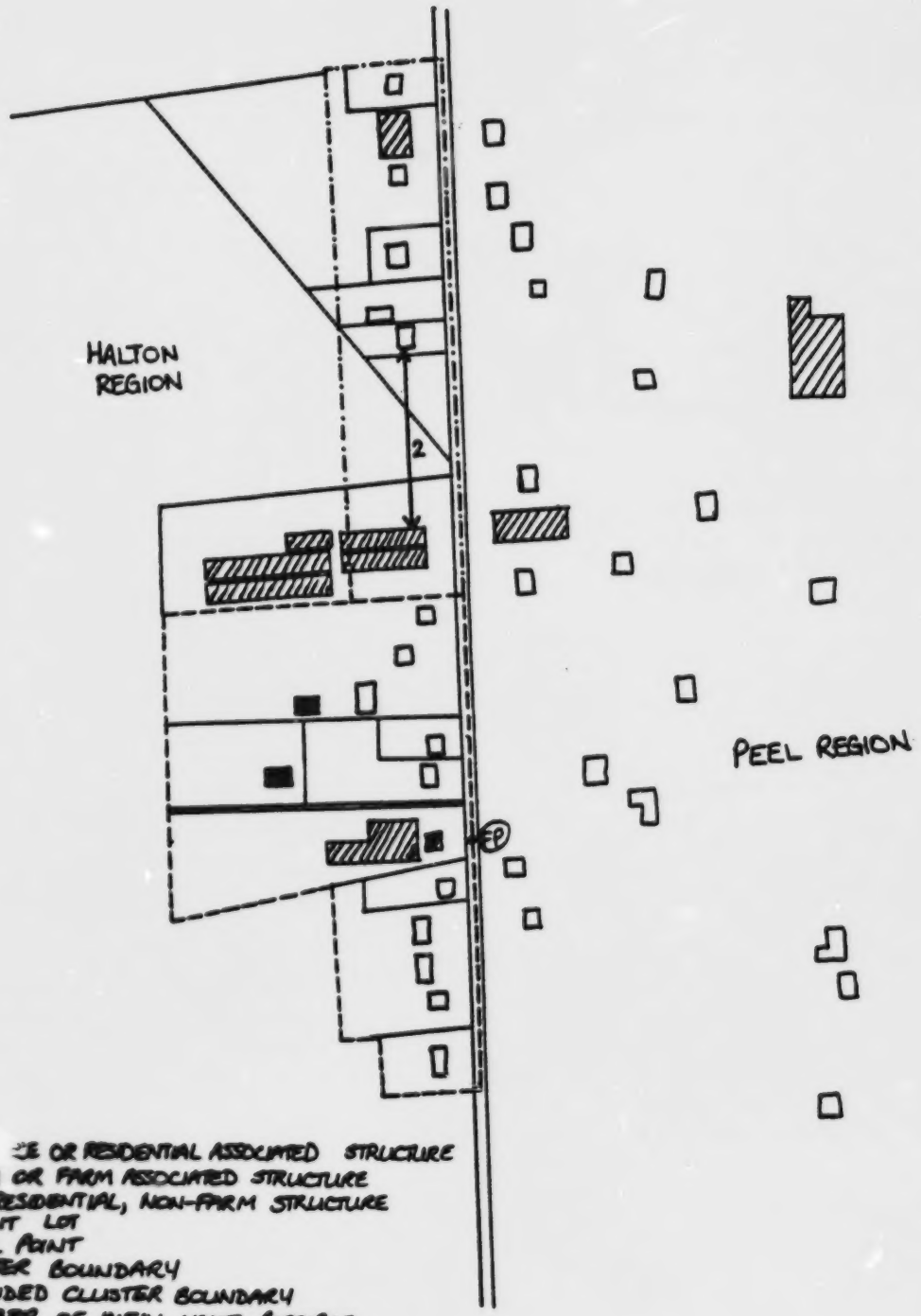
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	2
Total:	2

EA. HALTON-PEEL TOWN LINE
(LOTS 9-10)



ES HIGHWAY 7 & FOURTH LINE

Non-Residential units: 3

Esso Sales Agency (fuel depot)
Halls Custom Carpentry Shop
Fletcher Sports

Residential units:

Within Cluster boundaries: 39, 1 inactive

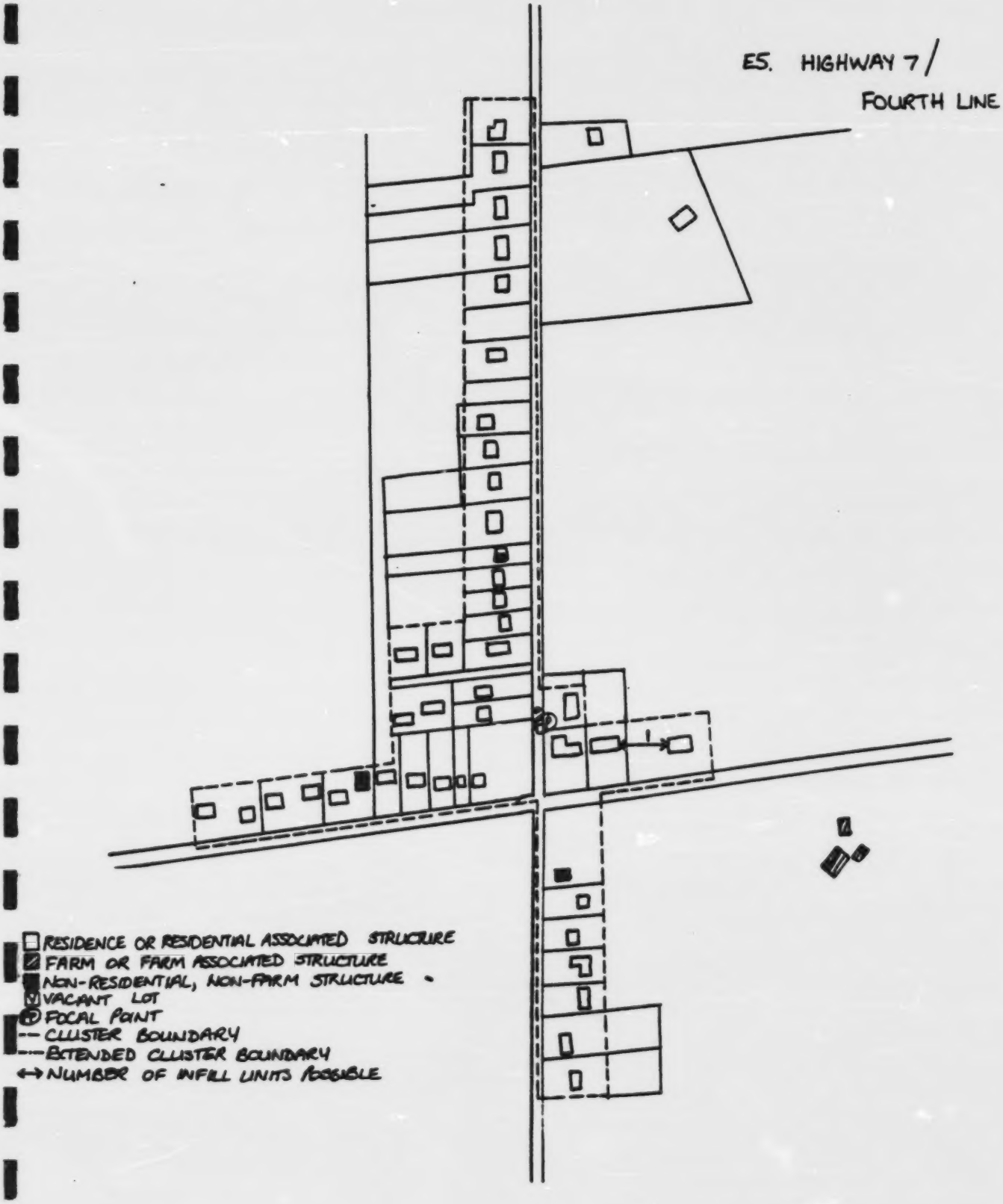
Cluster Boundaries: extend approximately 600 metres north, 375 metres south, 250 metres east, and 415 metres west, from the focal point.

Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	1
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	1


ES. HIGHWAY 7 /
FOURTH LINE
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

E6 HIGHWAY 7 & NO. 22 SIDE ROAD

Non-Residential units: 4 active, 1 inactive

W. A. Reynolds Associates
Park Lincoln Mercury
Penson-New Holland Farm Equipment
Kingdom Hall of Jehovahs Witnesses

Residential units:

Within Cluster boundaries: 29
In extended Cluster boundaries: 5

Cluster Boundaries: extend approximately 600 metres north and 375 metres east, from the focal point.

Extended Cluster Boundaries: extend an additional 15 metres north.

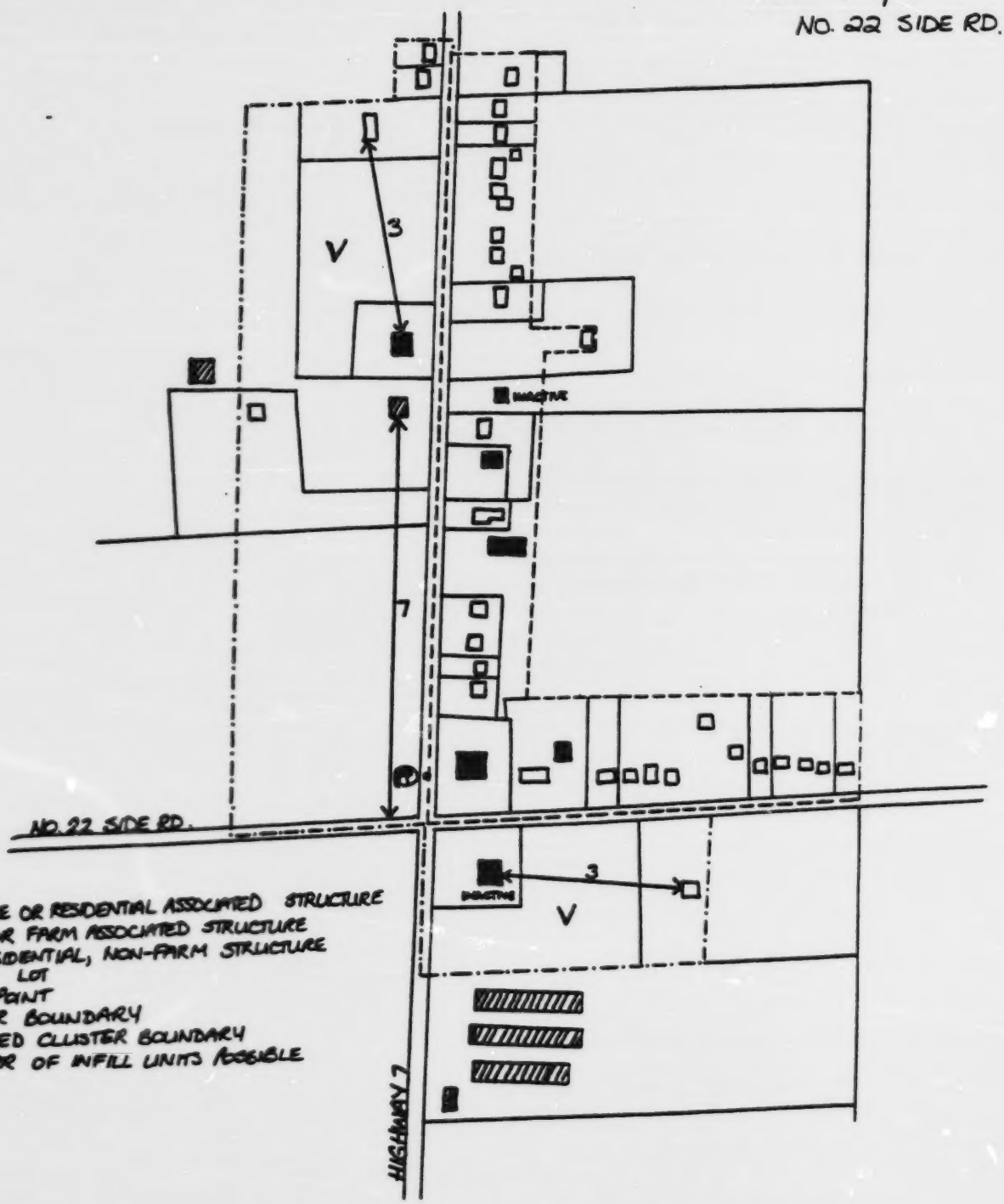
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 2 4.04 acres

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	11
Total:	11

E6. HIGHWAY 7/
NO. 22 SIDE RD.



E7 HIGHWAY 25 (LOT 23)

Non-Residential units: 3

Jack Ridley Cartage Ltd.
D & H Automotive
Acton Tool & Die
Also a farm related non-residential unit.
Tuitmans Garden Centre and Landscaping

Residential units:

Within Cluster boundaries: 6

Cluster Boundaries: extend approximately 175 metres north and 200 metres south, from the focal point.

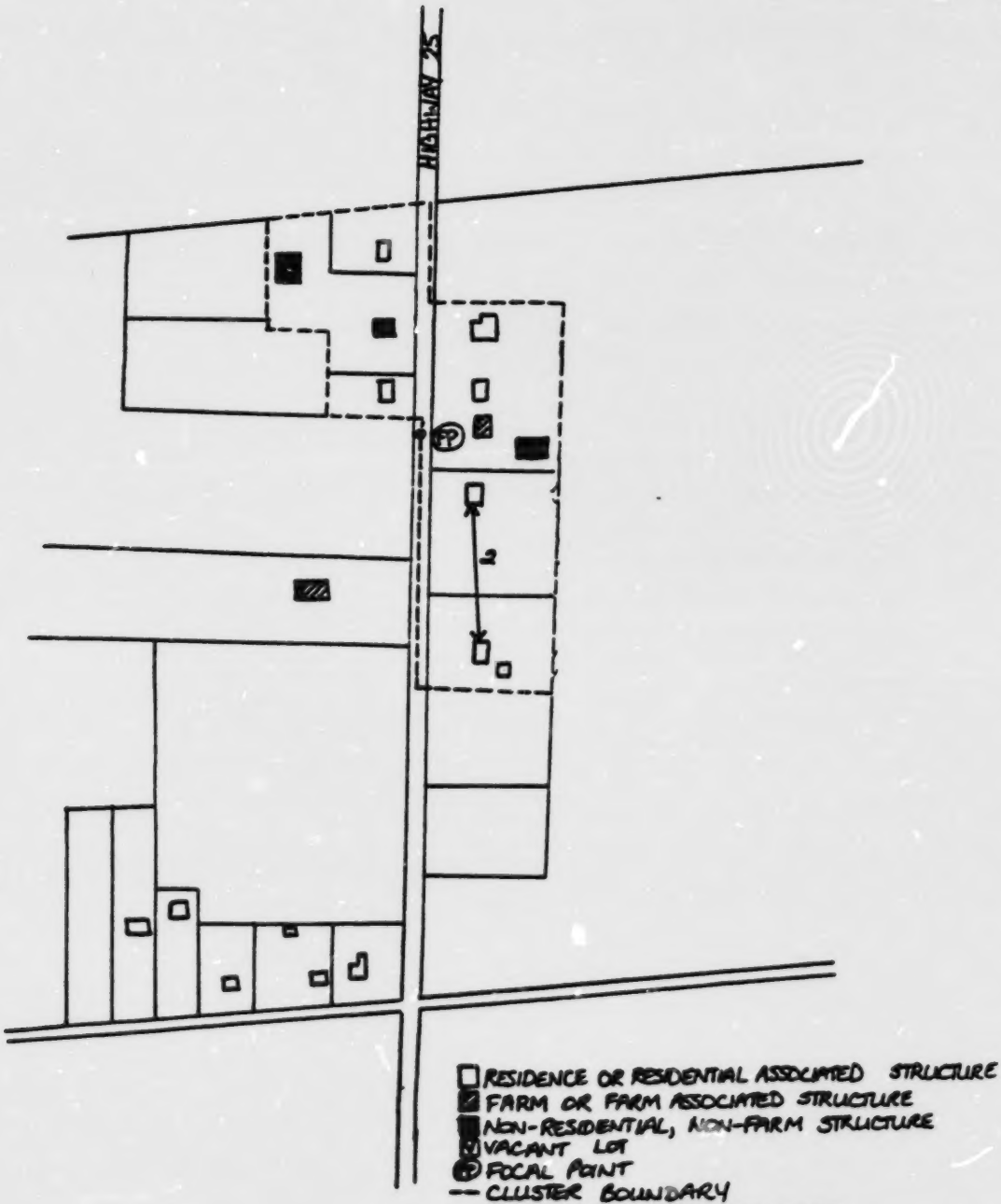
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	2

E7. HIGHWAY 25
(LOT 23)



E6 HORNBY

Non-Residential units: 3

Adult Rehabilitation Centre
Hornby General Store
Little Red Hen General Store

Residential units:

Within Cluster boundaries: 12
In extended Cluster boundaries: 14

Cluster Boundaries: extend approximately 80 metres north, 270 metres east and 110 metres west, from the focal pont.

Extended Cluster Boundaries: extend an additional 560 metres north and 100 metres east.

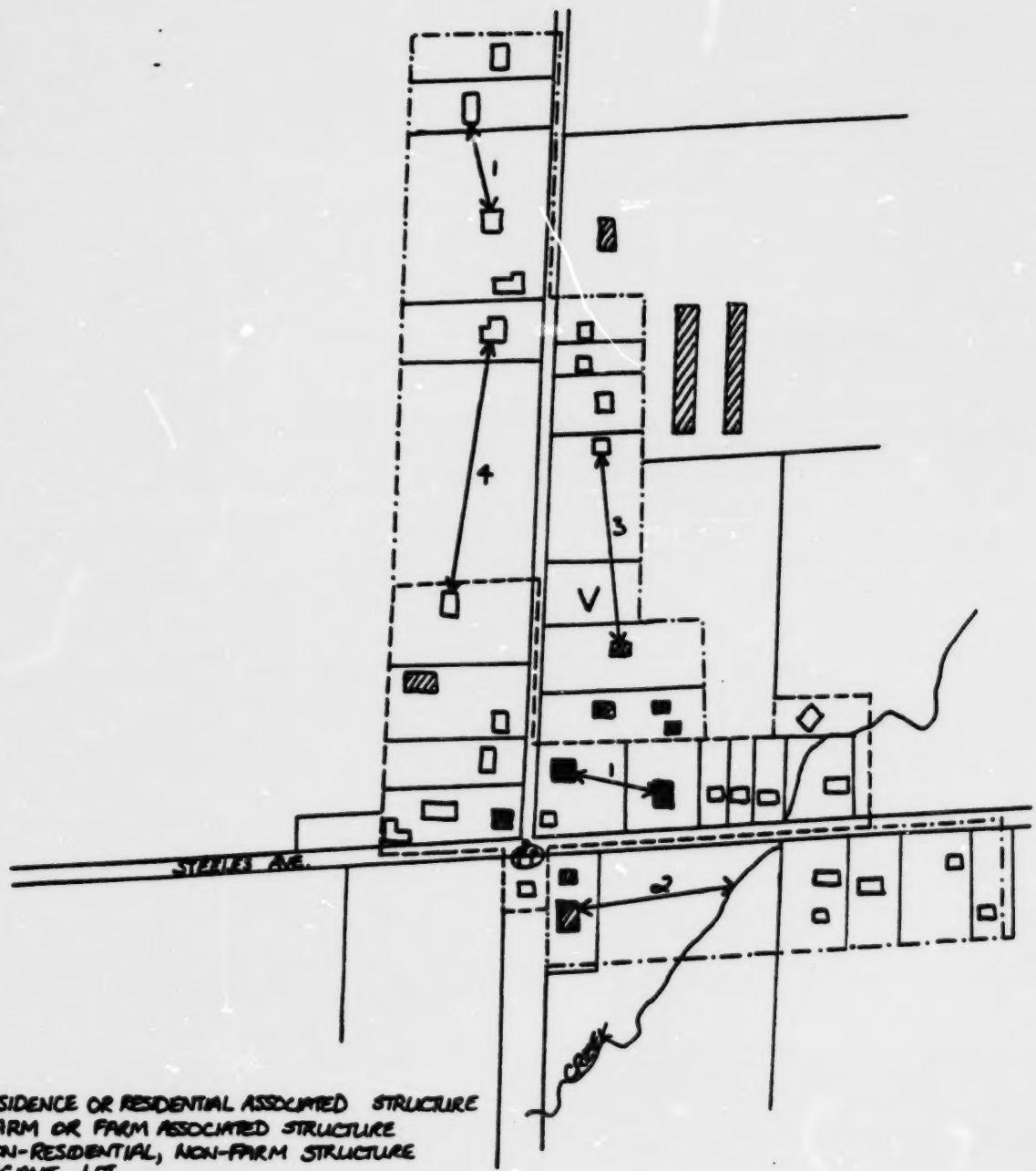
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 1 .93 acres

Infill units possible:

Within Cluster boundaries:	1
In extended Cluster boundaries:	1
Complete development of Cluster:	8
Total:	10

E8 HORNBY



RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

E9 LIMEHOUSE

Non-Residential units: 9

Limehouse General Store
Scotts Woodstoves and Village Crafts
Halton Car Wreckers
Limehouse Public School
Privately owned business
Gas Station/Garage
Halton Hills Animal Control Shelter
Limehouse Memorial Hall
Limehouse Scout Hut

Residential units:

Within Cluster boundaries: 55 active, 1 inactive
In extended Cluster boundaries: 2

Cluster Boundaries: extend approximately 510 metres north, 600 metres south, 600 metres east and 210 metres west, from the focal point.

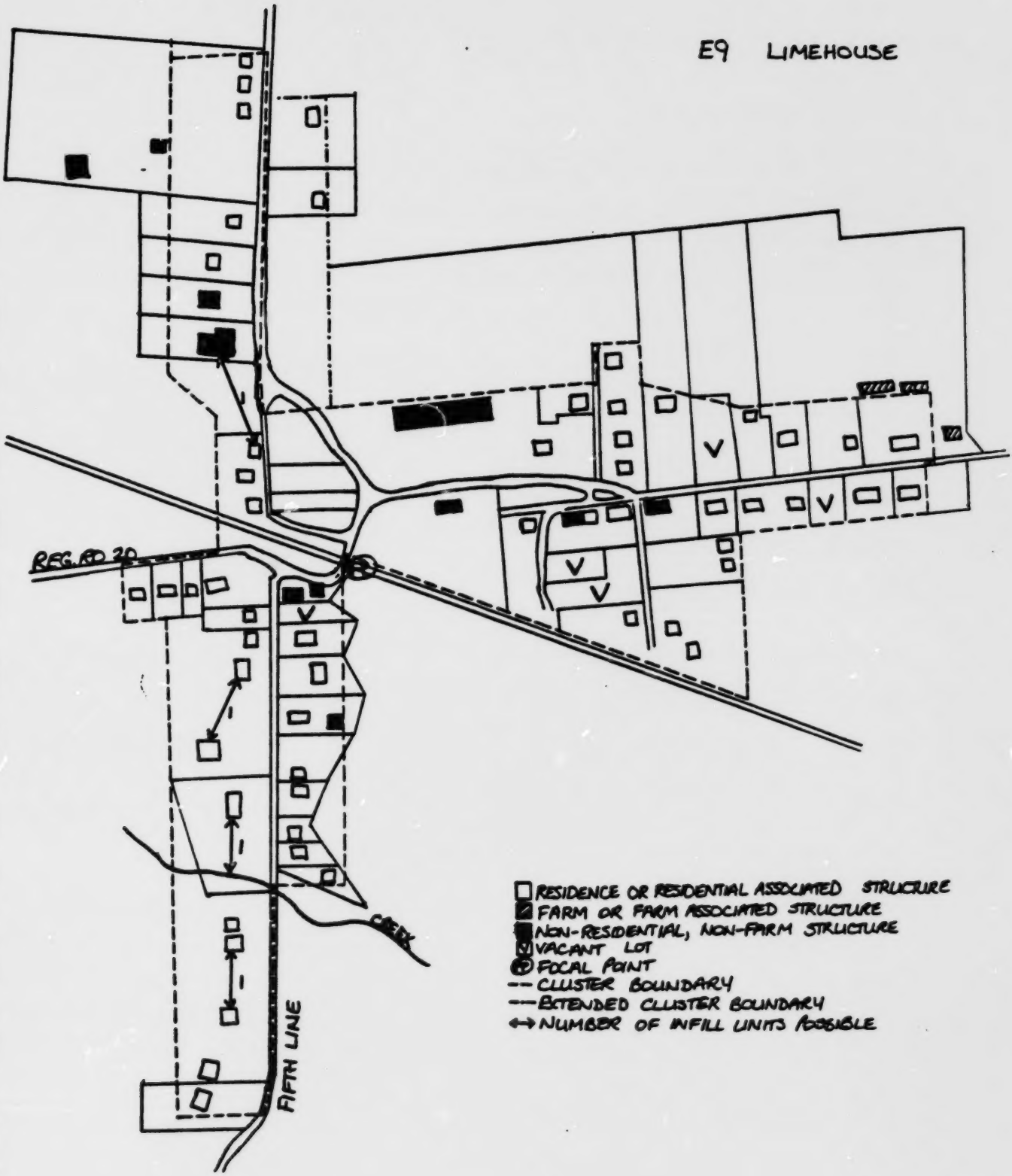
Vacant lots:

Within Cluster boundaries: 5 .23 acre
.64 acre
3.1 acres
.23 acre
.41 acre

In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	4
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	4


E9 LIMEHOUSE
REG. RD 20
CREEK
FIFTH LINE
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

E10 STEELES AVE. & TRAFALGAR ROAD

Non-Residential units: 5

Real Estate Corner
Country Fare-Fruit Market, Kitchen/Shell Gas Station
Royce Auto Service
Hornby Community Centre & Co-op Nursery School
Contracting Equipment

Immediately beyond the south boundary is a carpool parking lot.

Residential units:

Within Cluster boundaries: 8
In extended Cluster boundaries: 2

Cluster Boundaries: extend approximately 170 metres north, 235 metres south, 150 metres east and 210 metres west, from the focal point.

Vacant lots:

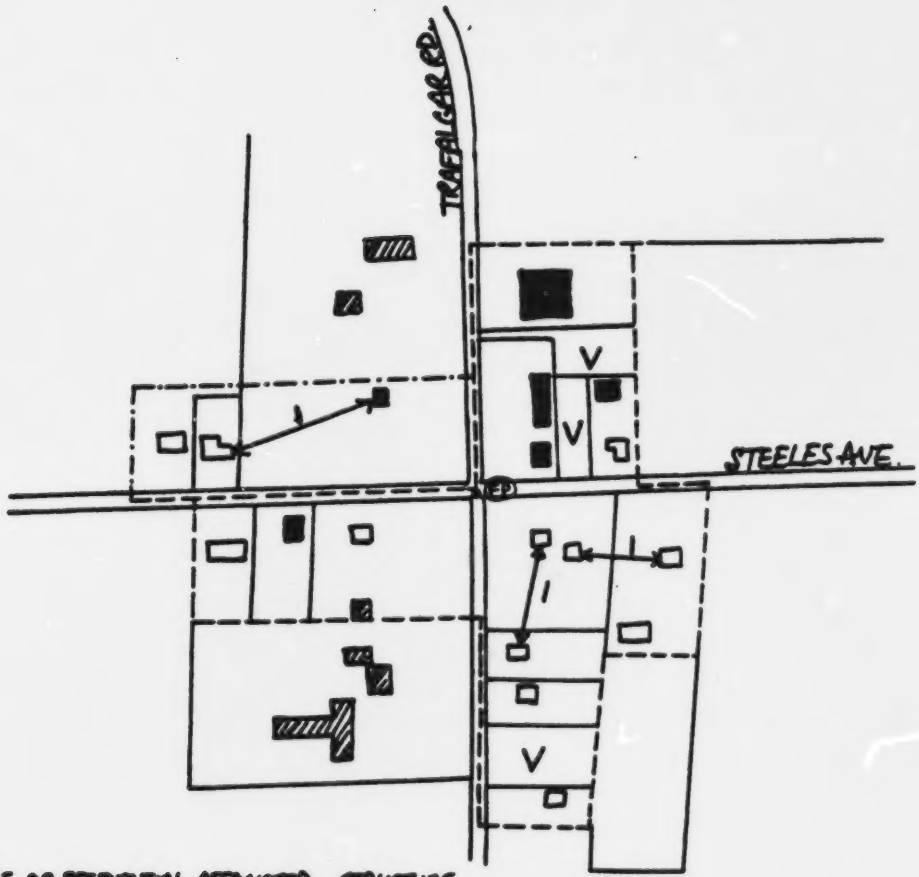
Within Cluster boundaries:	3	.56 acre
		.62 acre
		.93 acre
In extended Cluster boundaries:	0	

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	1
Complete development of Cluster:	0
Total:	3

This area is considered to be a part of Hornby, although under the regional plan definition, they are separate clusters.

E10 STEELES AVE. /
TRAFALGAR RD.



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- V VACANT LOT
- FP FOCAL POINT
- — CLUSTER BOUNDARY
- — EXTENDED CLUSTER BOUNDARY
- ↔ NUMBER OF INFILL UNITS POSSIBLE

P1 SILVERCREEK

Non-Residential units: 1

Grant Baker Shell Station

Residential units:

Within Cluster boundaries: 37

Cluster Boundaries: extend approximately 150 metres north, 490 metres south, 535 metres east, and 385 metres west, from the focal point.

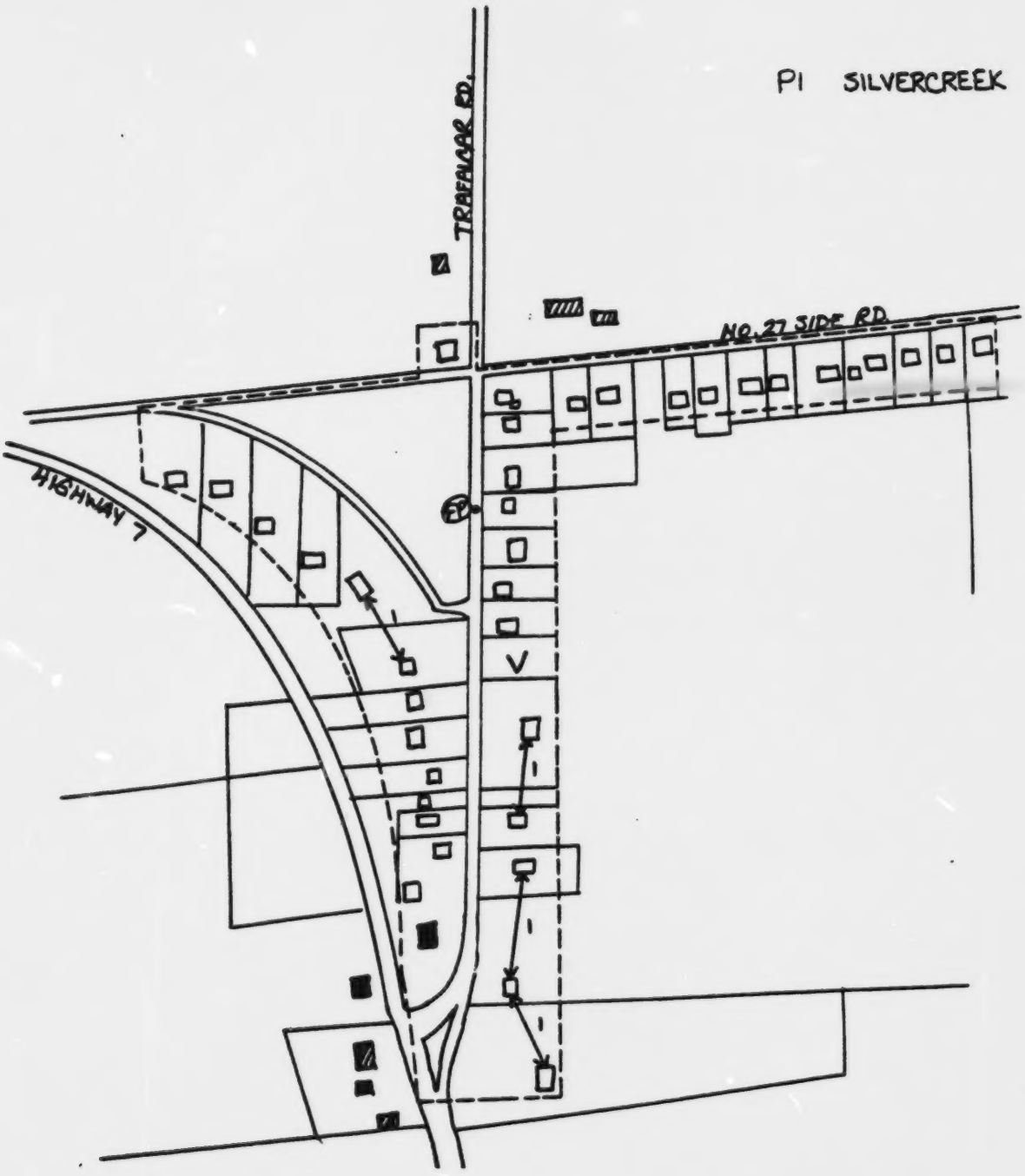
Vacant lots:

Within Cluster boundaries: 1 .5 acre
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	4
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	4

P1 SILVERCREEK



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- NUMBER OF INFILL UNITS POSSIBLE

P2 SPEYSIDE

Non-Residential units: 2

Gas station
Water Trucking Company

Residential units:

Within Cluster boundaries: 5

Cluster Boundaries: extend approximately 85 metres north, 85 metres south and 205 metres west, from the focal ponit.

Extended Cluster Boundaries: extend an additional 50 metres west.

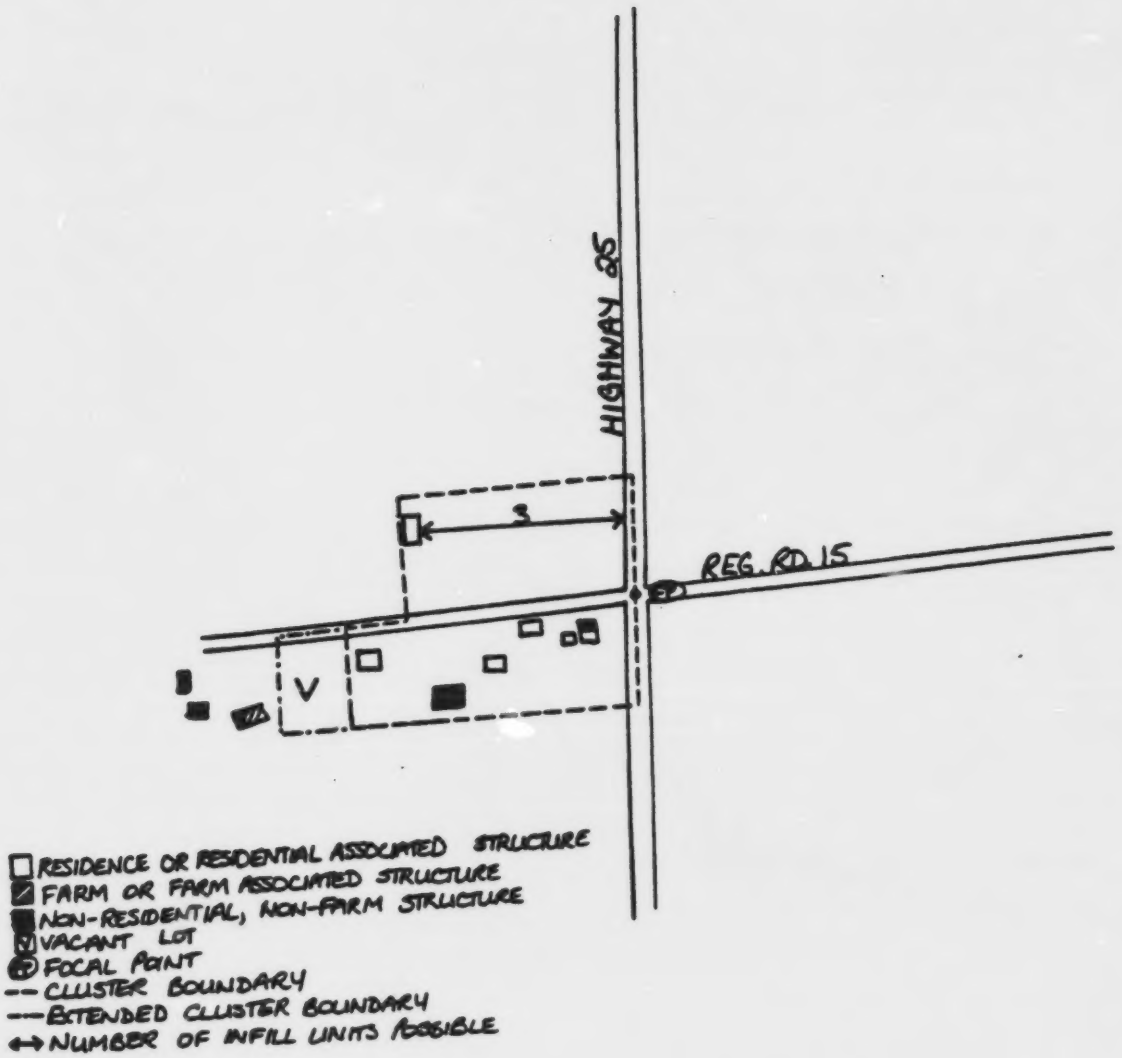
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 1 .75 acre

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	3
Total:	3

P2 SPEYSIDE


HIGHWAY 95
REG. RD. 15
3
V
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

P3 WHALEY CORNERS

Non-Residential units: 2

Esso Gas Station
Alma Custom Builders

Residential units:

Within Cluster boundaries: 4

Cluster Boundaries: extend approximately 80 metres north, 170 metres east and 200 metres west, from the focal point.

Vacant lots:

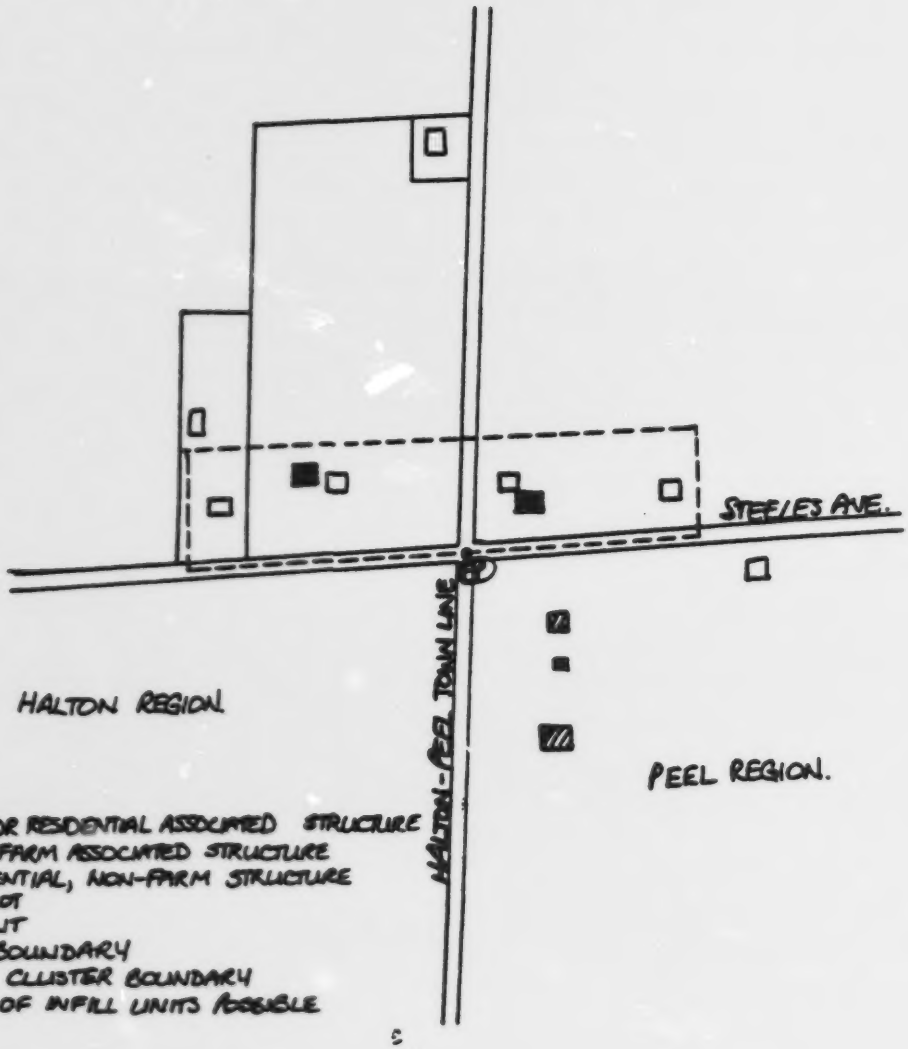
Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	0

Whaley Corners is designated by the Peel Region as a limited growth area with extremely limited growth planned for the future.

P3 WHALEY CORNERS



P4 HIGHWAY 7 (CONCESSION VII)

Non-Residential units: 1

Cedar Springs Motel

Residential units:

Within Cluster boundaries: 15

Cluster Boundaries: extend approximate 245 metres east and 290 metres west, from the focal point.

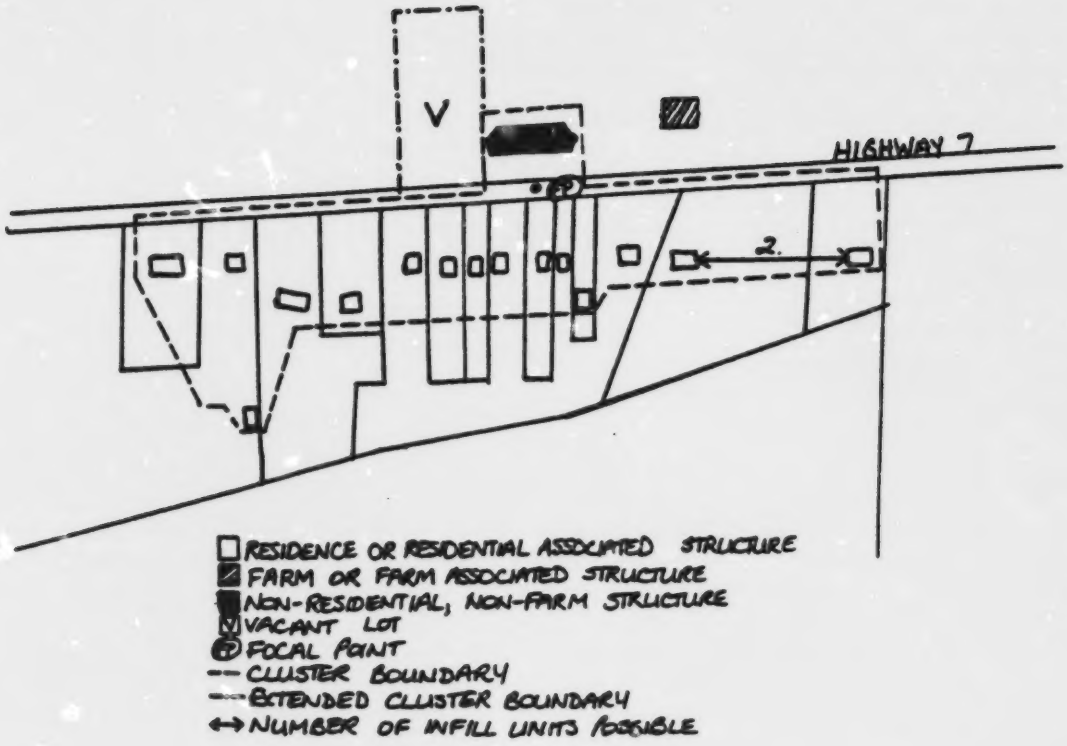
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 1 2 acres

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	2

P4 HIGHWAY 7/
CONCESSION VII



P5 HIGHWAY 25 & NO. 17 SIDE ROAD

Non-Residential units: 1

Speyside Public School

Residential units:

Within Cluster boundaries: 7

Cluster Boundaries: extend approximately 205 metres north, 115 metres west and 195 metres east, from the focal point.

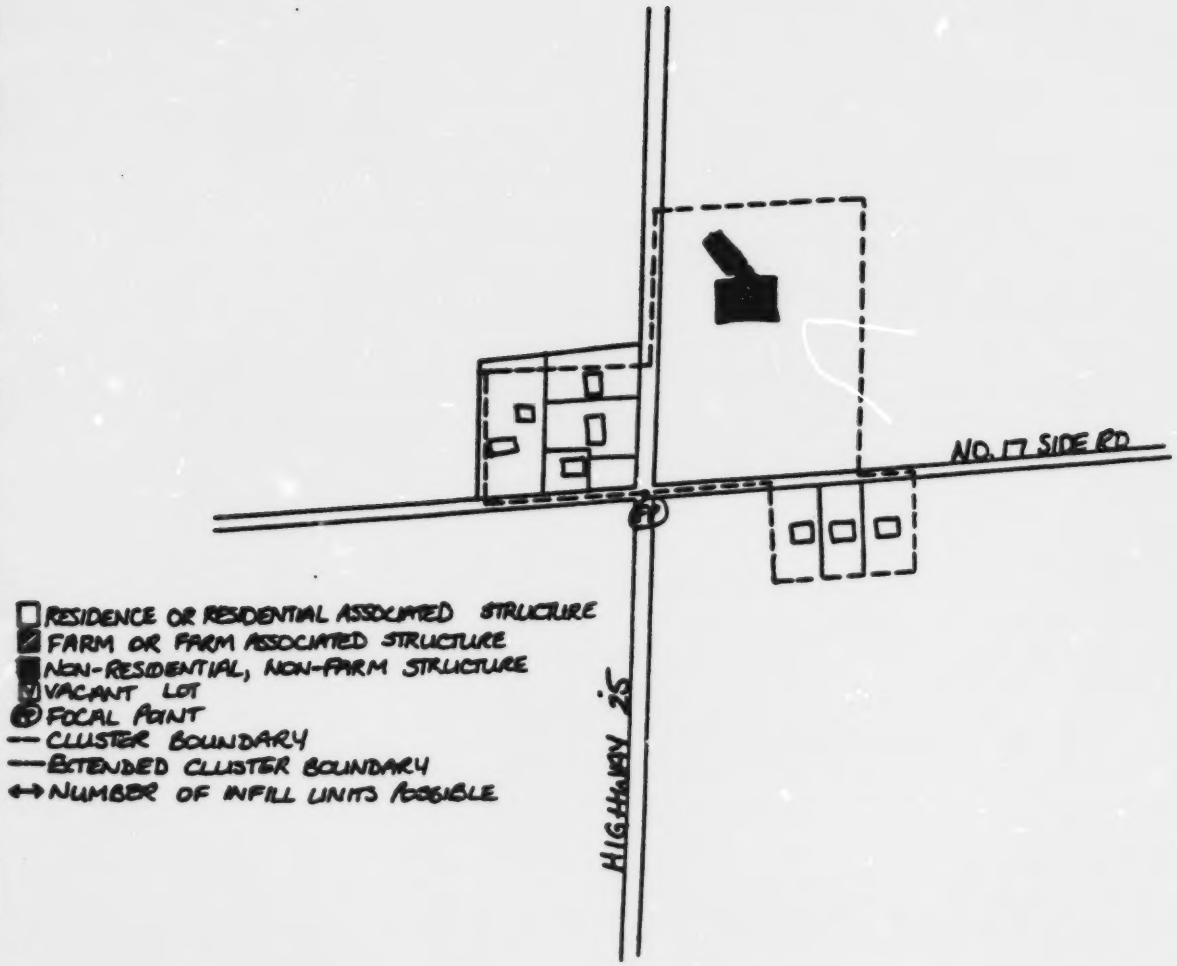
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	0

P5 HIGHWAY 25/
NO. 17 SIDE RD



P6 STEELES AVENUE & NINTH LINE

Non-Residential units: 1

St. Stephens Church and Cemetery

Residential units:

Within Cluster boundaries: 5

Cluster Boundaries: extend approximately 150 metres north, 230 metres west, from the focal point.

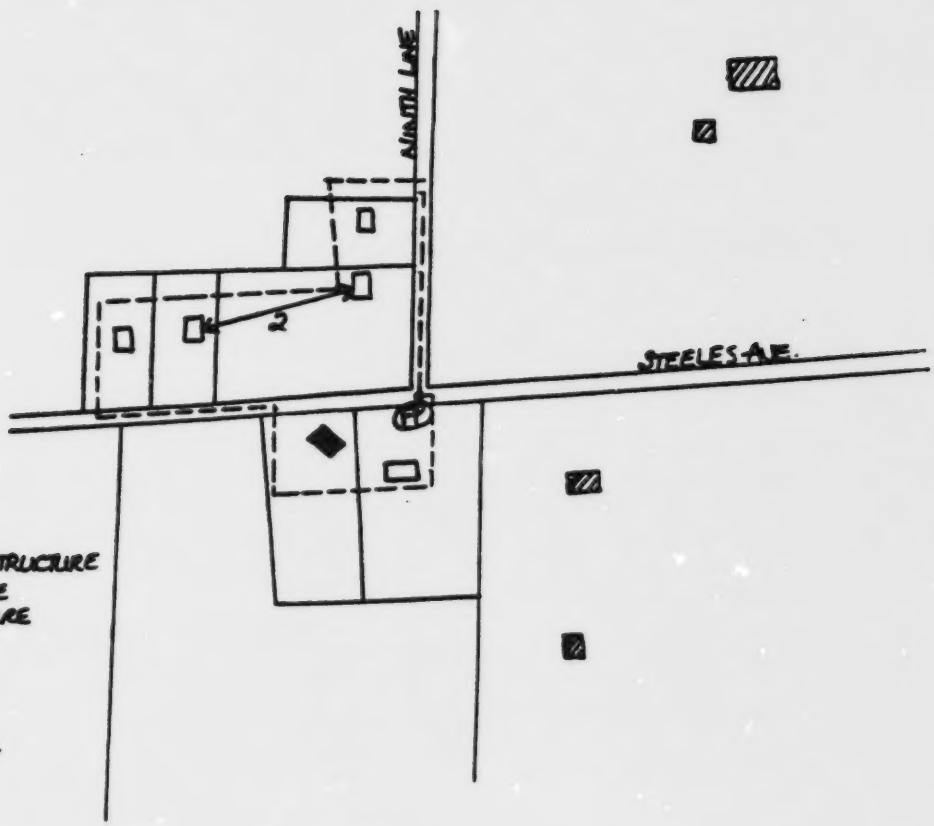
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	2

P6 STEELES AVE./
NINTH LINE



RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

P7 TERRA COTTA

Non-Residential units: 1

Deforest Brothers Masonry

Residential units:

Within Cluster boundaries: 27
In extended Cluster boundaries: 7

Cluster Boundaries: extend approximately 580 metres north (following No. 27 Side Road), 600 metres south, 155 metres east (following Leslie Hill), and 550 metres west, from the focal point.

Vacant lots:

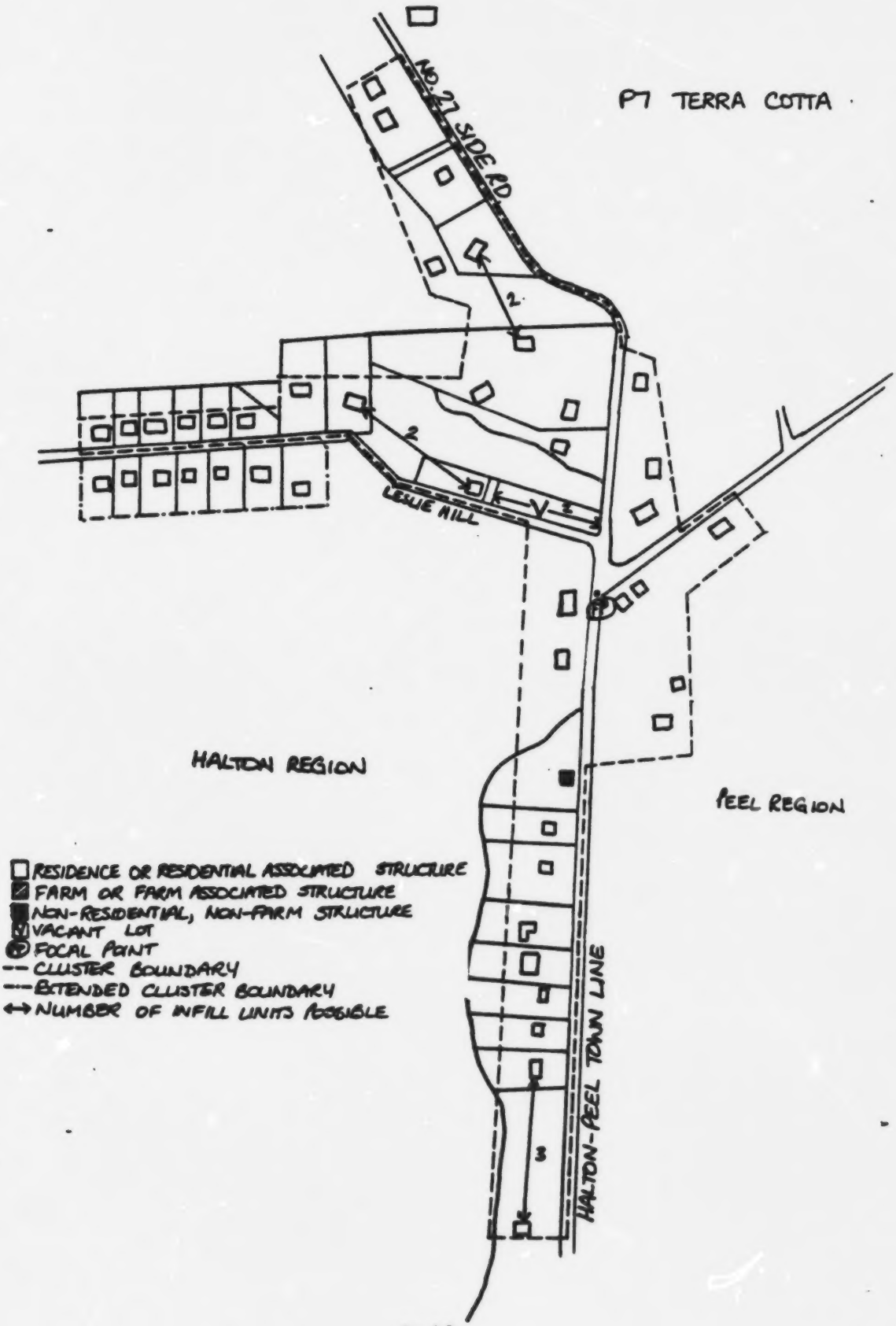
Within Cluster boundaries: 1 .37 acres
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	3
In extended Cluster boundaries:	0
Complete development of Cluster:	5
Total:	8

The majority of non-residential units of Terra Cotta are located in the Peel Region. There is a division of greater than 150 metres between the last non-farm unit in Halton Region and the first non-farm unit in Peel Region, thus separating the area into two-the area in Peel, and the potential cluster in Halton.

Peel Region designates this Rural Settlement Area as a "no-growth" area, with growth in the future resulting from infilling only.


P7 TERRA COTTA
NO. 27 SIDE RD.
LESLIE HILL
HALTON REGION
PEEL REGION
HALTON-PEEL TOWN LINE
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

APPENDIX B

MILTON
RURAL CLUSTERS

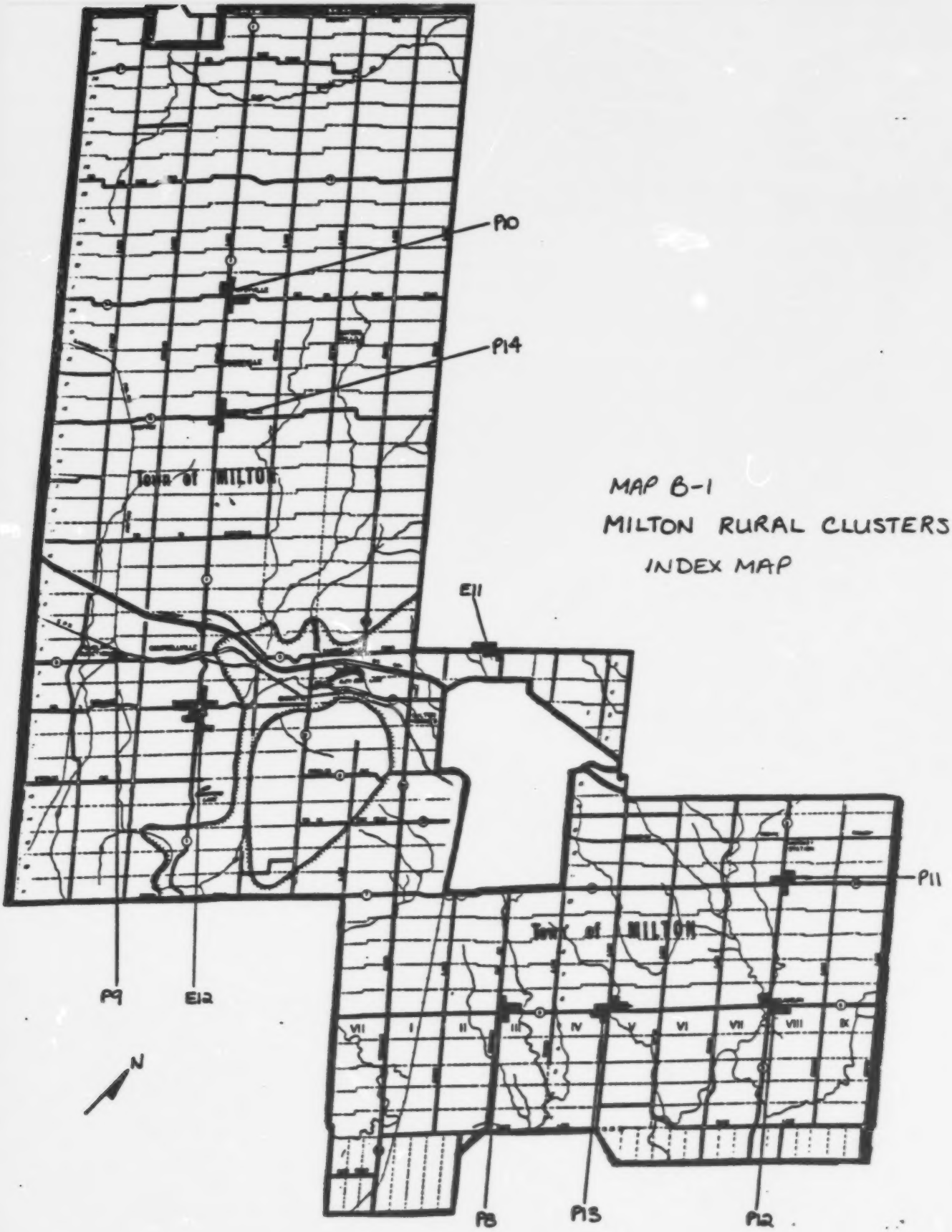
MILTON RURAL CLUSTERS

EXISTING:

E11 Mansewood
E12 Guelph Line/No. 3 Side Rd.

POTENTIAL:

P8 Boyne
P9 Guelph Junction
P10 Darbyville
P11 Agerton
P12 Drumquin
P13 Omagh
P14 Haltonville



MAP B-1
MILTON RURAL CLUSTERS
INDEX MAP

MILTON RURAL CLUSTERS

1. Existing Rural Clusters

Milton has 2 areas that fall within the current Regional Plan Rural Cluster definition. The potential for infilling in these 2 Rural Clusters, as permitted in the Regional Plan, is 6 units. In addition, there are 2 vacant lots located in these areas which means that there is the possibility of 8 total units.

The Rural Cluster boundaries, as defined in the Regional Plan, are indicated on the aerial photographs. Extensions to these boundaries are also shown for those areas which have been judged to be part of the cluster, but which do not meet one or more of the criteria of the Regional Plan definition. In these areas there is 1 additional vacant lot and 1 possible infill area, for a total of 2 more units.

Because the delineation of some of the Rural Clusters, according to the Regional Plan definition, does not show the actual extent of the Rural Cluster; existing Rural Cluster boundaries have been placed so as to include all cluster-related units. This adjustment of the Rural Cluster boundaries has in turn created some cases where large blocks of land have been included in the Rural Cluster. The Regional Plan definition of infilling does not permit the development of these large blocks. However, since growth in the Rural Area is to be directed to Hamlets and Rural Clusters, these blocks of land provide opportunities for rural growth in such a manner as not to expand Rural Cluster boundaries and not to defeat the intent of the Regional Plan Policies. The result of the inclusion of this land is that a number of additional new units could be built. A count has been made according to how many lots could be created on each block of land, using the minimum frontage requirements established in the Local Zoning By-Laws. As a result of the development of these blocks of land, 4 additional lots could be created.

Considering all of the above infilling possiblities within the existing Rural Clusters, a maximum of 14 additional units is possible.

2. Potential Rural Clusters

Milton has 7 areas which could become Rural Clusters if an additional house or non-residential unit were to locate in said potential clusters. The potential for infilling in these 7 areas, as permitted in the Regional Plan, is 5 units. In addition there are 4 vacant lots located in these areas which means that there is the possibility of 9 total units.

The boundaries of these potential Rural Clusters, as defined in the Regional Plan, are indicated on the aerial photographs. Extensions to these boundaries are also shown for those areas which have been judged to be part of the cluster, but which do not meet one or more of the criteria of the Regional Plan definition. In these areas there is 1 additional vacant lot and no possible infill areas, for a total of 1 more unit.

As explained under the heading of "Existing Rural Clusters", the inclusion of large blocks of land lying within the extended cluster boundaries could result in the building of new units. Considering the minimum frontage requirements established in the Local Zoning By-law, 16 additional lots could be created.

Considering all of the above infill possibilities within the potential Rural Clusters, a maximum total of 26 units is possible.

3. Summary and Analysis

As seen in the charts and maps included in this report, a summary of the existing and potential clusters is as follows:

Milton has 2 areas that fall within the current definition with an additional 7 areas which could become Rural Clusters if an additional house or non-residential unit were to locate in said potential clusters.

A maximum total of 14 residential units could be constructed within the existing Rural Clusters and 26 within the potential clusters providing all lands within the extended boundaries are developed. As a result a maximum of 40 residential units could be constructed in the Milton Rural Area.

With few exceptions, the Rural Clusters in Milton are located on the major roads (i.e. Guelph Line, Trafalgar Road, Brittannia Rd.).

The existing Rural Clusters in Milton are:

- Mansewood
- Guelph Line/No. 3 Side road

The potential Rural Clusters in Milton are:

- Boyne
- Guelph Junction
- Darbyville
- Agerton
- Drumquin
- Omagh
- Haltonville

E/I MANSEWOOD

Non-Residential units: 3

Country Petes Furniture
Chalet Restaurant
Scotch Block Women's Institute

Residential units:

Within Cluster boundaries 14
In extended Cluster boundaries: 12

Cluster Boundaries: extend approximately 395 metres south, 550 metres west, from the focal point

Extended Cluster Boundaries: extend an additional 365 metres west.

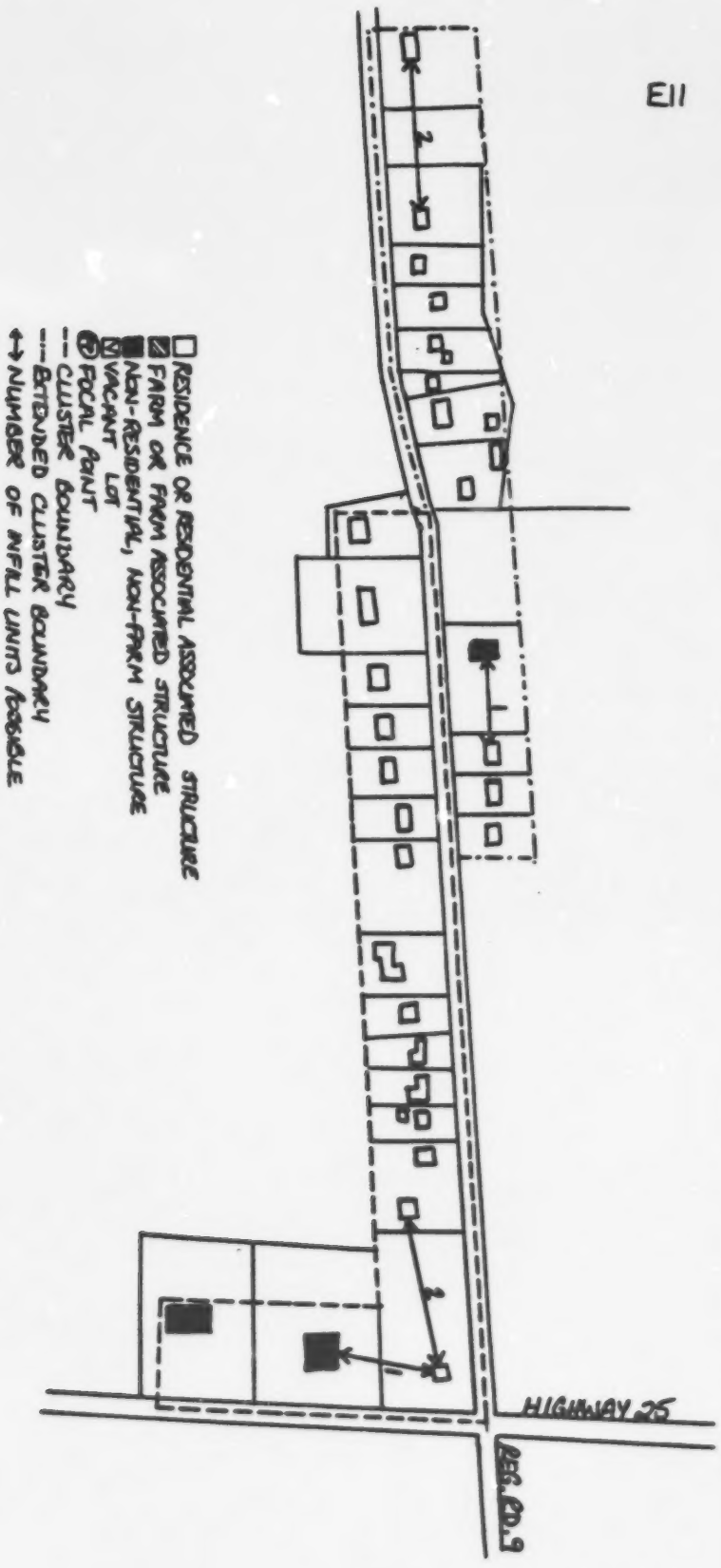
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries	3
In extended Cluster boundaries:	1
Complete development of Cluster:	2
Total:	6

E11 MANSEWOOD



E12 GUELPH LINE/NO. 3 SIDE ROAD

Non-Residential units 2

Dads Restaurant
Currie Distributing

Residential units:

Within Cluster boundaries: 47

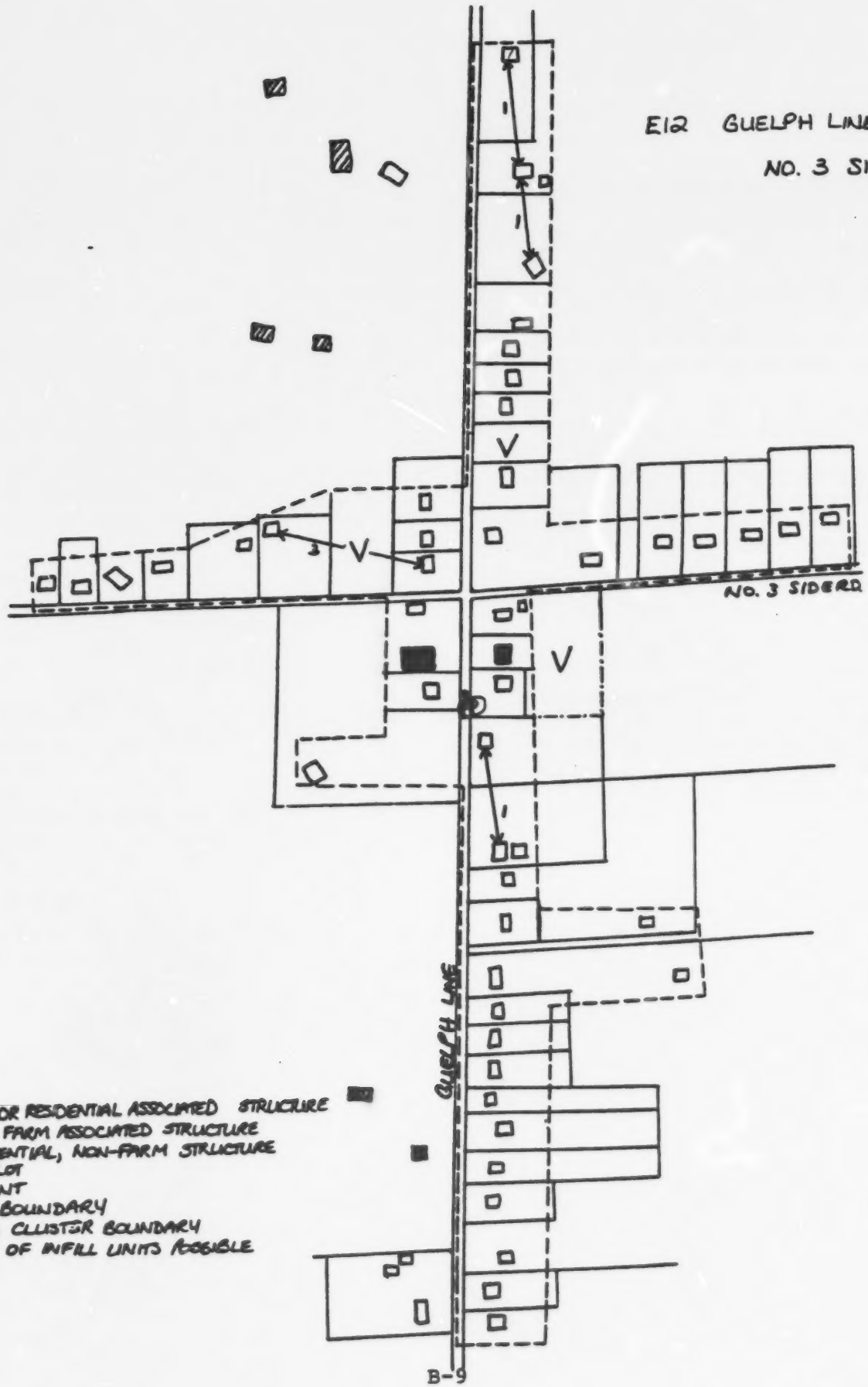
Cluster Boundaries: extend approximately 600 metres north, 600 metres south, 495 metres east and 490 west, from the focal point.

Vacant lots:

Within Cluster boundaries: 2
In extended Cluster boundaries: 1

Infill units possible:

Within Cluster boundaries	3
In extended Cluster boundaries:	0
Complete development of Cluster	2
Total:	5


E12 GUELPH LINE /
NO. 3 SIDE RD
NO. 3 SIDERD
GUELPH LINE
V
V
V
ESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
ARM OR FARM ASSOCIATED STRUCTURE
RESIDENTIAL, NON-FARM STRUCTURE
WT LOT
OCAL POINT
LUSTER BOUNDARY
NDED CLUSTER BOUNDARY
UMBER OF INFILL UNITS POSSIBLE

PB BOYNE

Non-Residential units: 2

D & F Excavating
Boyne Community Centre

Residential units:

Within Cluster boundaries: 6
In extended Cluster boundaries: 1

Cluster Boundaries extend approximately 195 metres north, 50 metres south and 135 metres east, from the focal point.

Extended Cluster Boundaries: extend an additional 165 metres east.

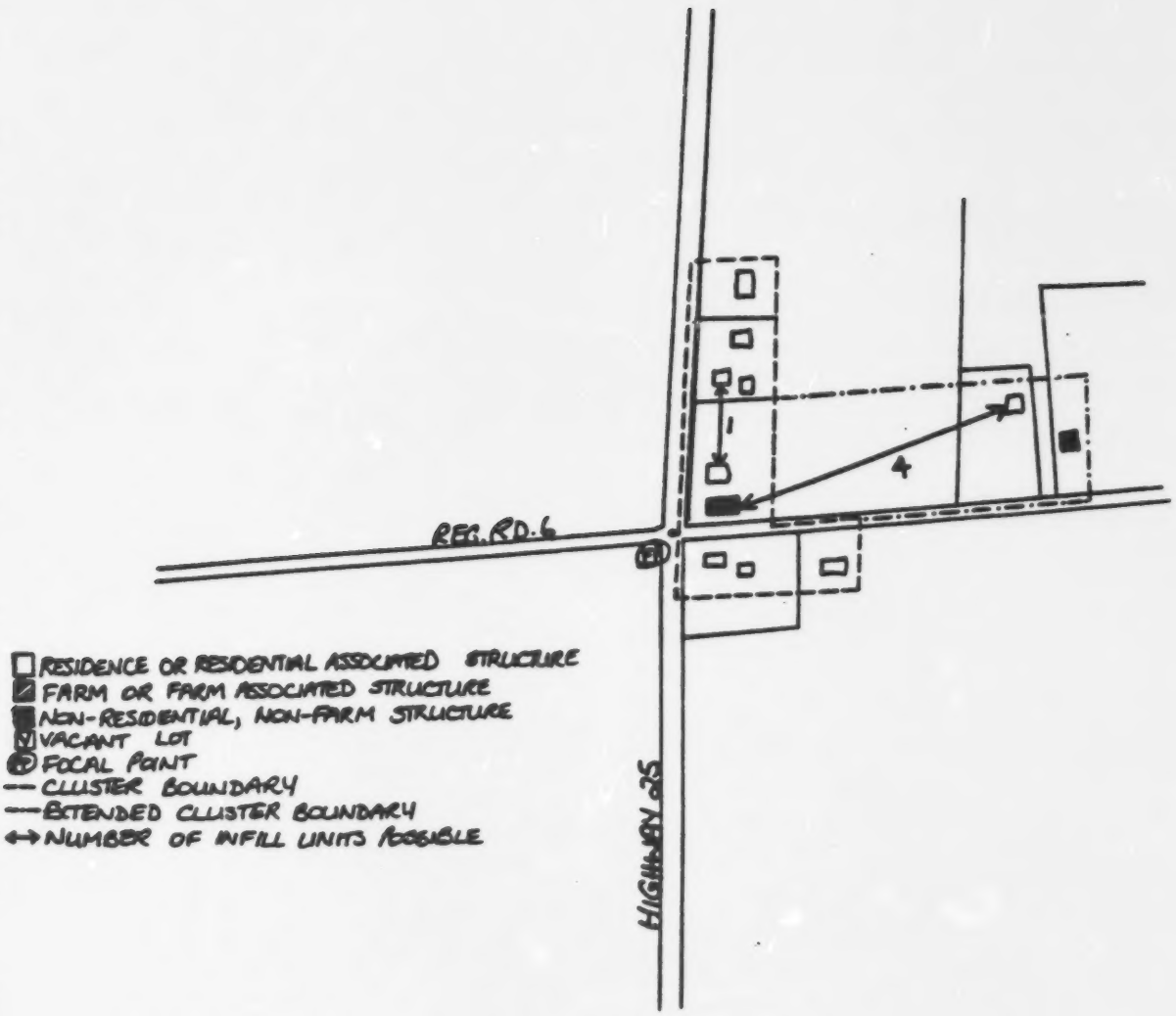
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	1
In extended Cluster boundaries:	0
Complete development of Cluster:	4
Total:	5

P8 BOYNE


REG. RD. 6
HIGHWAY 25
1
4
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

P9 GUELPH JUNCTION

Non-Residential units: 1

C P Rail Station

Residential units:

Within Cluster boundaries 7
In extended Cluster boundaries: 0

Cluster Boundaries: extend approximately 125 metres north and 125 metres south, from the focal point

Extended Cluster Boundaries: extend an additional 35 metres south.

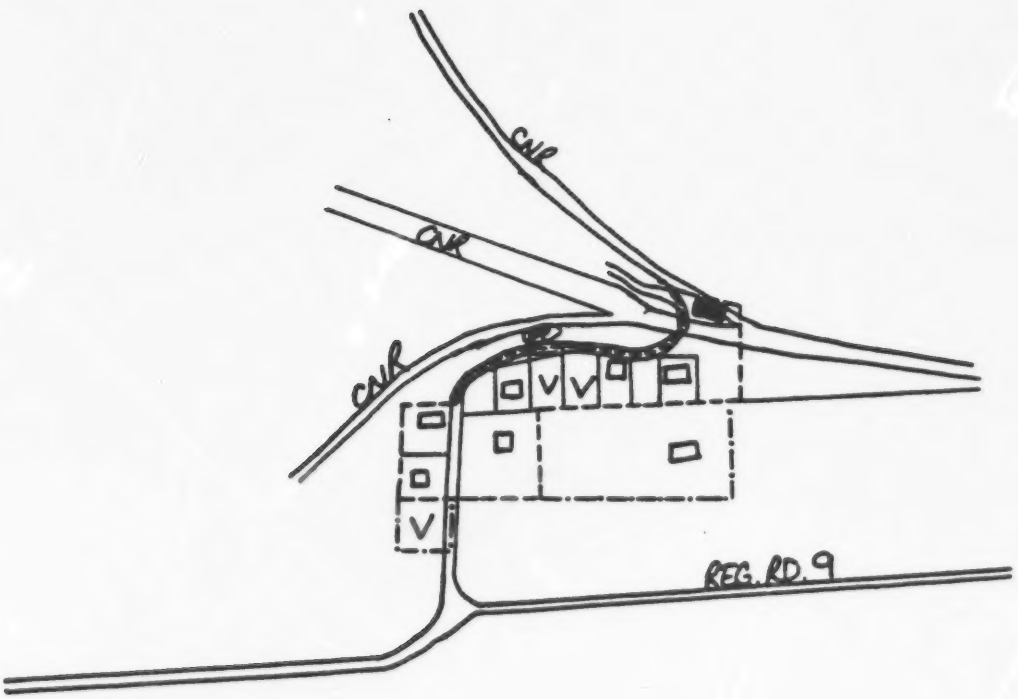
Vacant lots:

Within Cluster boundaries: 2
In extended Cluster boundaries: 1

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	0

P9 GUELPH JUNCTION



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- V VACANT LOT
- FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- ↔ NUMBER OF INFILL UNITS ADDABLE

P10 DARBYVILLE

Non-Residential units: 1

Nelsons Tack Shop

Residential units:

Within Cluster boundaries 12

Cluster Boundaries: extend approximately 245 metres north, 225 metres, 385 metres east and 50 metres west, from the focal point.

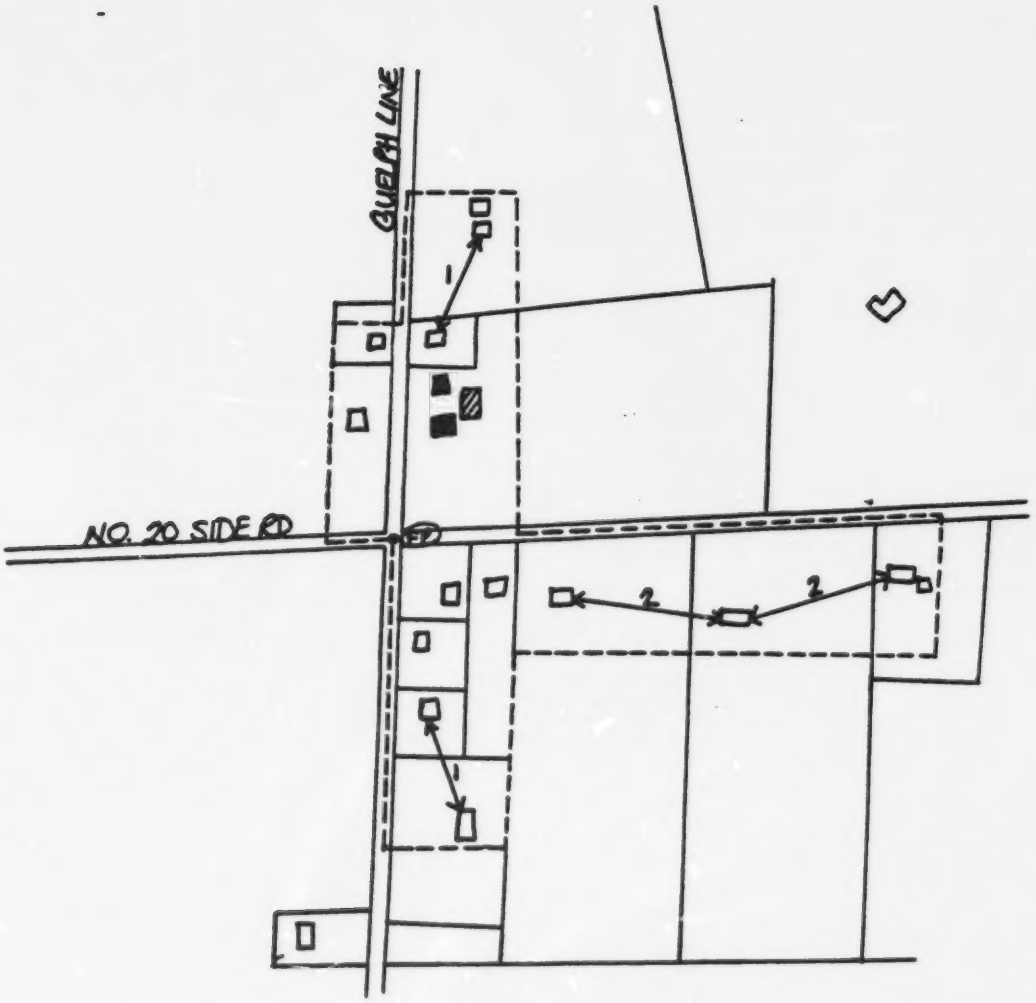
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	2
In extended Cluster boundaries:	0
Complete development of Cluster:	4
Total:	6

P10 DARBYVILLE



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FOCAL POINT
- --- CLUSTER BOUNDARY
- ---- EXTENDED CLUSTER BOUNDARY
- ↔ NUMBER OF INFILL UNITS POSSIBLE

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

P11 AGERTON

Non-Residential units: 1

Hornby Mill Feed Store

Residential units:

Within Cluster boundaries: 7

Cluster Boundaries: extend approximately 140 metres north, 115 metres south, 135 metres east and 50 metres west, from the focal point.

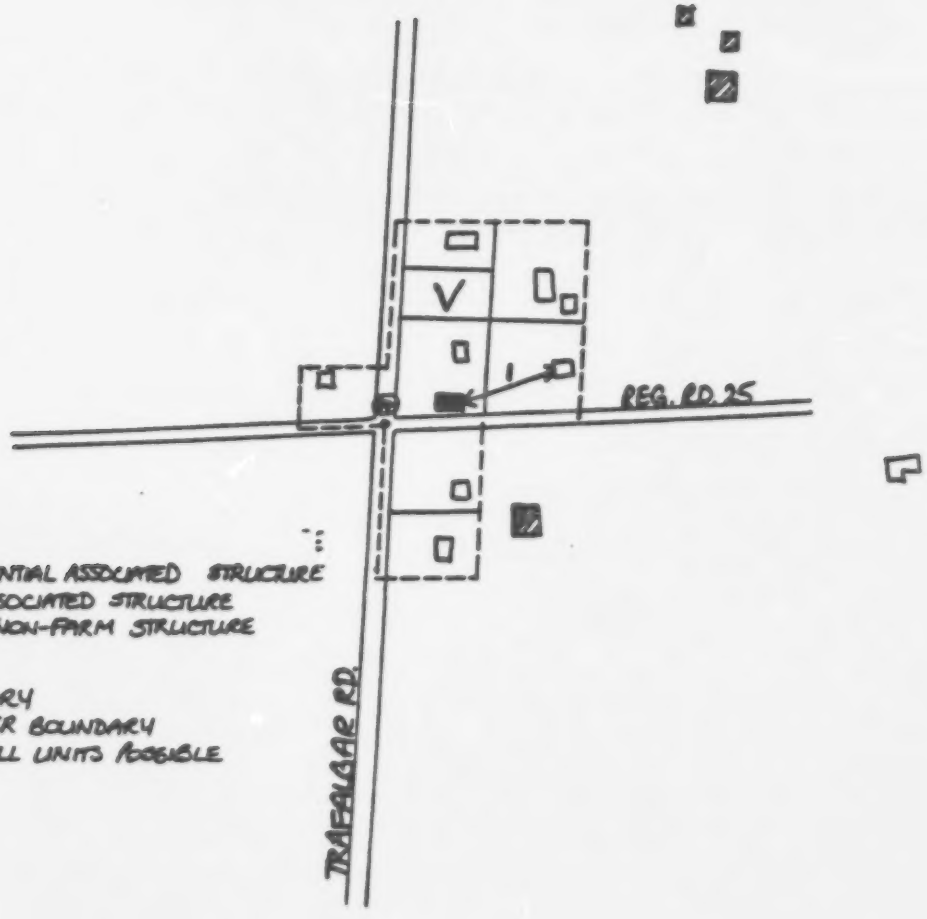
Vacant lots:

Within Cluster boundaries: 1

Infill units possible:

Within Cluster boundaries:	1
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	1

P11 AGERTON


REG. RD. 25
TRAFALGAR RD.
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

P12 DRUMQUIN

Non-Residential units: 3

Drumquin Shell Fuel Agent
Shell Gas Station/Drumguin Variety Store/Auto Repair
H. Clerk Mather Dispensing Optician

Residential units:

Within Cluster boundaries: 3
In extended Cluster boundaries: 3

Cluster Boundaries: extend approximately 100 metres north, 40 metres south, 50 metres east and 75 metres west, from the focal point.

Extended Cluster Boundaries: extend an additional 360 metres east.

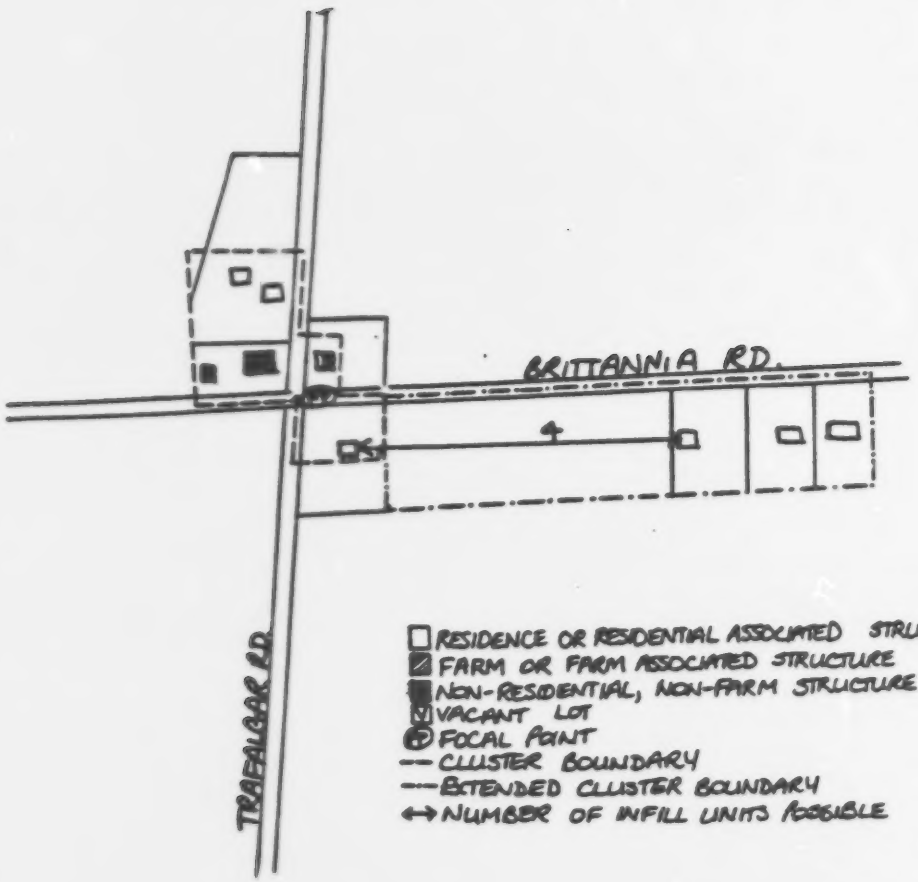
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	4
Total:	4

P12 DRUMQUIN



P13 OMAGH

Non-Residential units: 1 1 inactive

Church of Christ

Residential units:

Within Cluster boundaries: 14

Cluster Boundaries: extend approximately 150 metres north, 125 metres south, 225 metres east and 310 metres west, from the focal point.

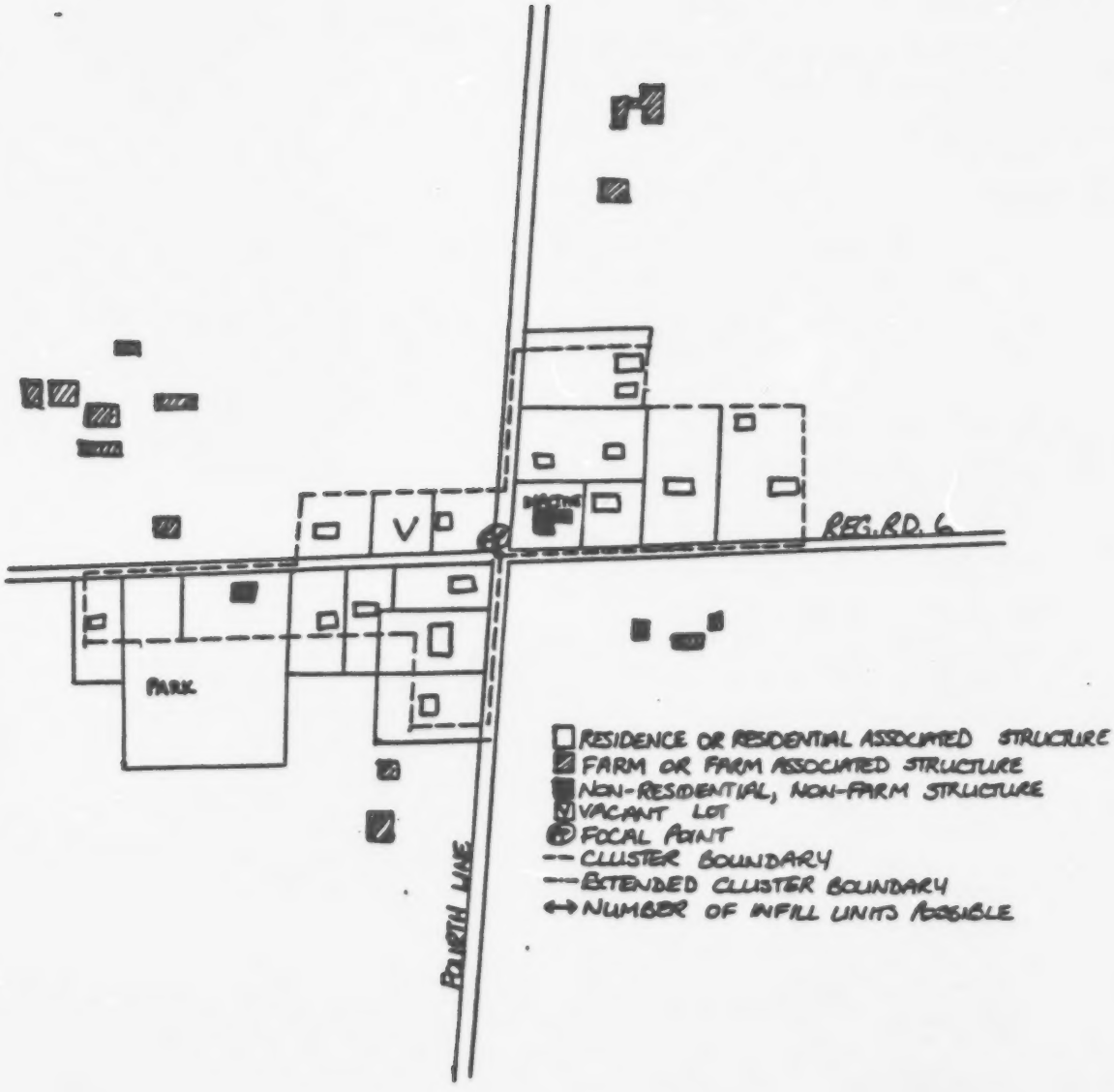
Vacant lots:

Within Cluster boundaries: 1

Infill units possible:

Within Cluster boundaries:	0
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	0

P13 OMAGH


REG. RD. 6
PARK
FOURTH LINE
RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
FARM OR FARM ASSOCIATED STRUCTURE
NON-RESIDENTIAL, NON-FARM STRUCTURE
VACANT LOT
FOCAL POINT
CLUSTER BOUNDARY
EXTENDED CLUSTER BOUNDARY
NUMBER OF INFILL UNITS POSSIBLE

P14 HALTONVILLE

Non-Residential units: 2

Gulf Gas Station/General Store
Nassagaweya Presbyterian Church

Residential units:

Within Cluster boundaries: 9

Cluster Boundaries: extend approximately 225 metres north, 120 metres south and 200 metres east, from the focal point.

Extended Cluster Boundaries: extend an additional 210 metres east and 50 metres west.

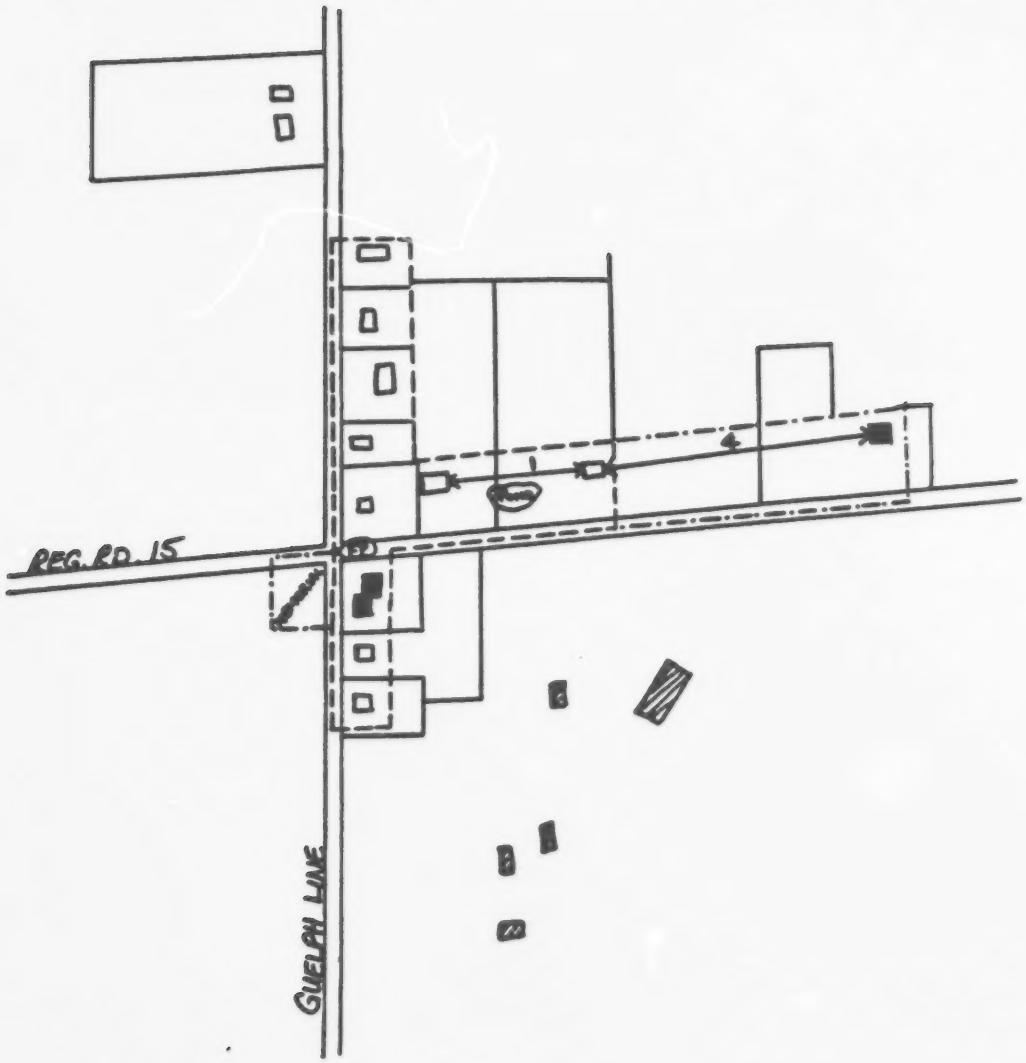
Vacant lots:

Within Cluster boundaries: 0
In extended Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	1
In extended Cluster boundaries:	0
Complete development of Cluster:	4
Total:	5

P14 HALTONVILLE



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- NUMBER OF INFILL UNITS ADDIBLE

APPENDIX C

BURLINGTON
RURAL CLUSTERS

BURLINGTON RURAL CLUSTERS

EXISTING:

E13 Guelph Line/Derry Rd.

POTENTIAL:

P15 Brittannia Rd./Cedar Springs Rd.

MAP C-1

BURLINGTON RURAL CLUSTERS - INDEX MAP

BURLINGTON RURAL CLUSTERS

1. Existing Rural Clusters

Burlington has 1 area that falls within the current Regional Plan Rural Cluster definition. The potential for infilling in this Rural Cluster, as permitted in the Regional Plan, is 4 units. There are no vacant lots located in this area.

2. Potential Rural Clusters

Burlington has 1 area which could become a Rural Cluster if an additional non-residential unit were to locate in said potential cluster. The potential for infilling in this area, as permitted in the Regional Plan, is 3 units. There are no vacant lots located in this area.

3. Summary and Analysis

As seen in the charts and maps included in this report, a summary of the existing and potential clusters is as follows:

Burlington has 1 area that falls within the current definition with 1 additional area which could become a Rural Cluster if an additional house or non-residential unit were to locate in said potential cluster.

A maximum total of 4 residential units could be constructed within the existing Rural Clusters and 3 within the potential clusters. As a result a maximum of 7 residential units could be constructed in the Burlington Rural Area.

The existing Rural Cluster in Burlington is Guelph Line/ Derry Road.

The potential Rural Cluster in Burlington is Brittania Road/ Cedar Springs Road.

E13 GUELPH LINE/DERRY ROAD

Non-Residential units: 3

St. Georges Anglican Church
Sunoco Gas Station
The Coronado Stone Mnfg. Co.

Residential units:

Within Cluster boundaries: 8

Cluster Boundaries: extend approximately 290 metres north, 475 metres south, 50 metres east and 100 metres west, from the focal point.

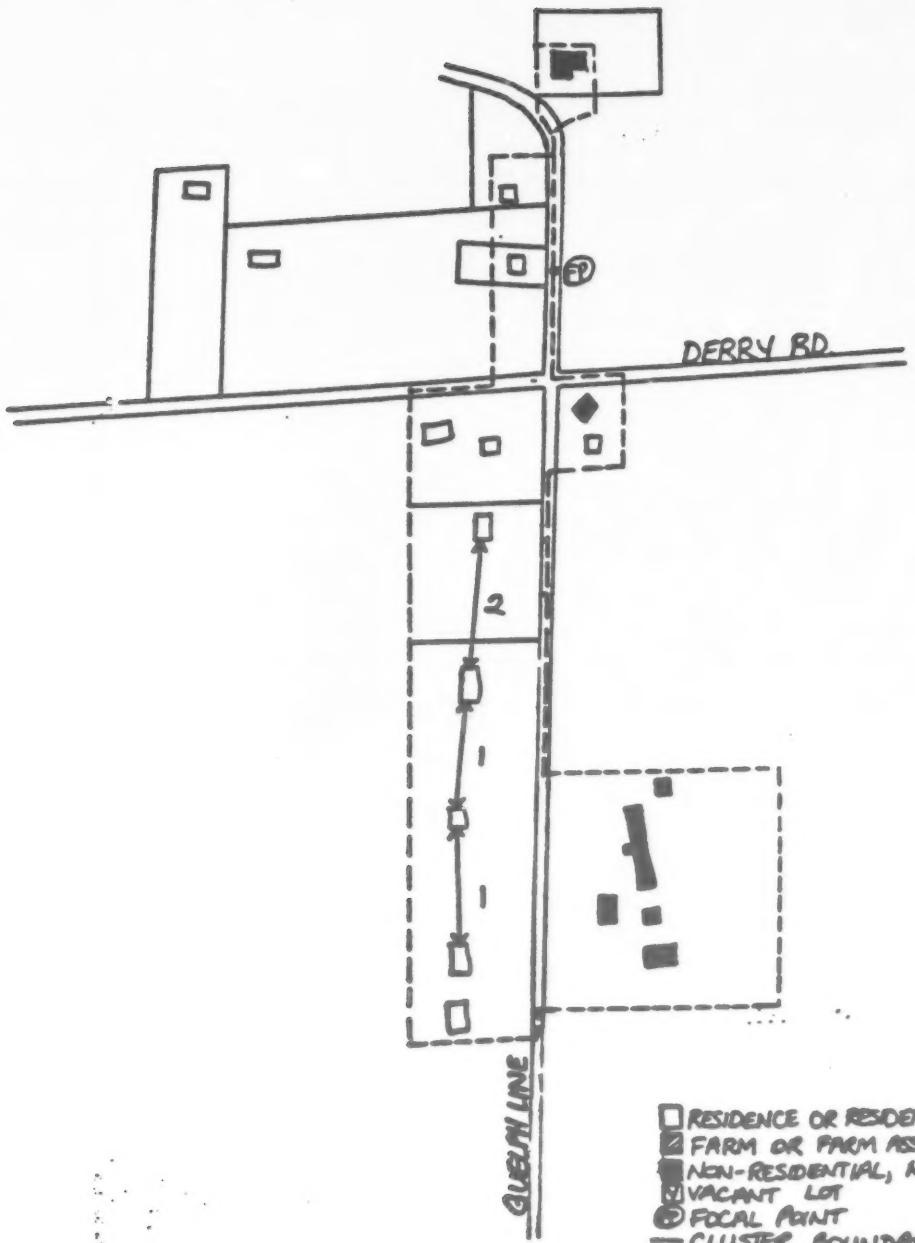
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	4
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	4

E13 GUELPH LINE/ DERRY RD.



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FP FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- ↔ NUMBER OF INFILL UNITS POSSIBLE

P15 BRITTANNIA ROAD/CEDAR SPRINGS ROAD

Non-Residential units: 1

Bethel Chapel

Residential units:

Within Cluster boundaries: 19

Cluster Boundaries: extend approximately 325 metres east and 300 metres west, from the focal point.

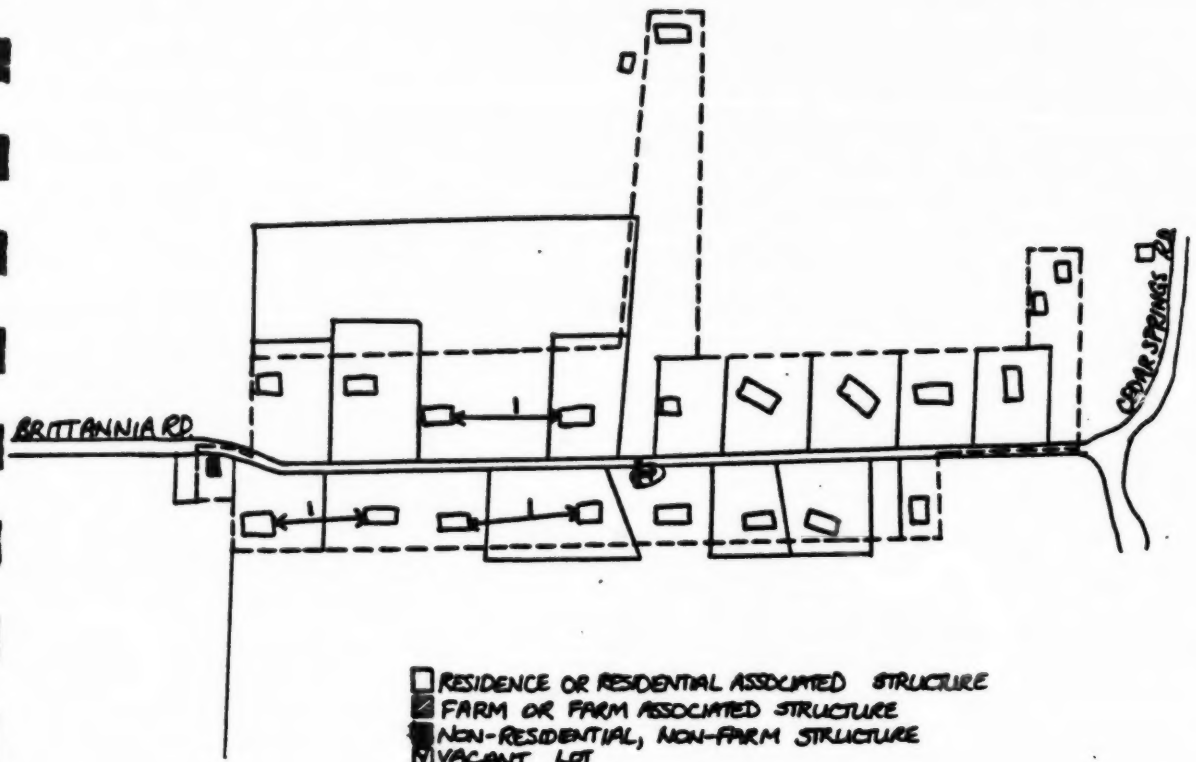
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	3
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	3

P15 BRITTANNIA RD. / CEDAR SPRINGS RD.



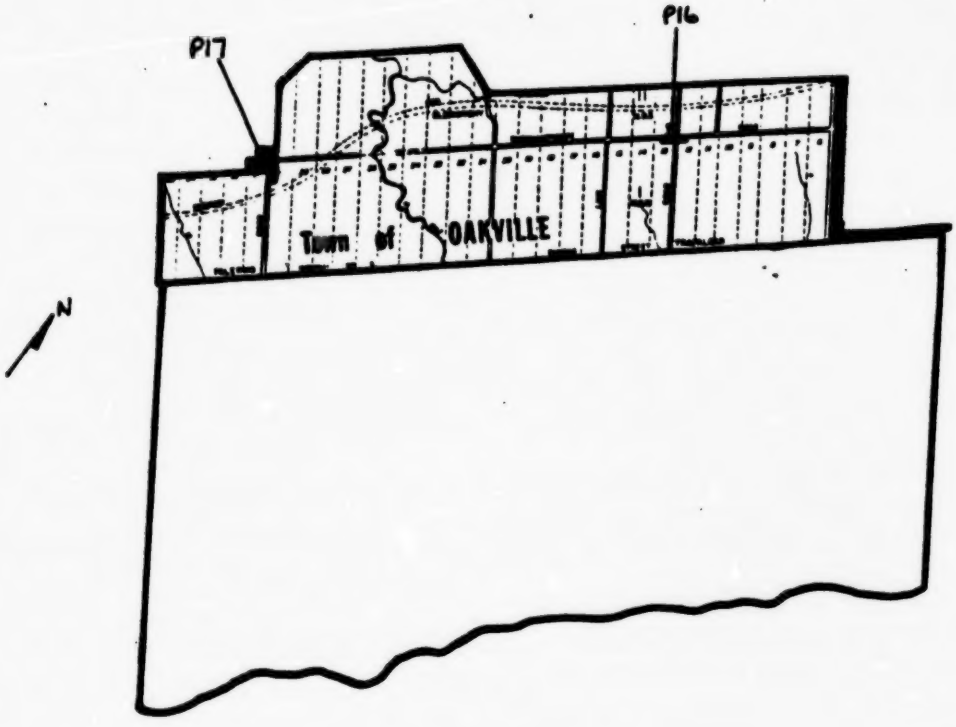
APPENDIX D

OAKVILLE
RURAL CLUSTERS

OAKVILLE RURAL CLUSTERS

POTENTIAL:

P16 Burnhamthorpe Rd./Trafalgar Rd.
P17 Burnhamthorpe Rd./Highway 25



MAP D-1

OAKVILLE RURAL CLUSTERS - INDEX MAP

OAKVILLE RURAL CLUSTERS

1. Existing Rural Clusters

Oakville has no areas that fall within the current Regional Plan Rural Cluster definition.

2. Potential Rural Clusters

Oakville has 2 areas which could become Rural Clusters if an additional houses or non-residential unit were to locate in said potential clusters. The potential for infilling in these 2 areas, as permitted in the Regional Plan, is an additional 3 units. There are no vacant lots located in these areas.

3. Summary and Analysis

As seen in the charts and maps included in this report, a summary of the existing and potential clusters is as follows:

Oakville has no areas that fall within the current definition with an additional 2 areas which could become Rural Clusters if an additional houses or non-residential unit were to locate in said potential clusters.

A maximum total of 3 residential units could be constructed in the Oakville Rural Area.

The potential Rural Clusters in Oakville are:

- Burnhamthorpe Road/Trafalgar Road
- Burnhamthorpe Road/Highway 25

P16 BURNHAMTHORPE ROAD/TRAFALGAR ROAD

Non-Residential units 1

Rens Feed & Supplies

Residential units:

Within Cluster boundaries: 3

Cluster Boundaries: extend approximately 60 metres north, 35 metres south, 75 metres east and 100 metres west, from the focal point.

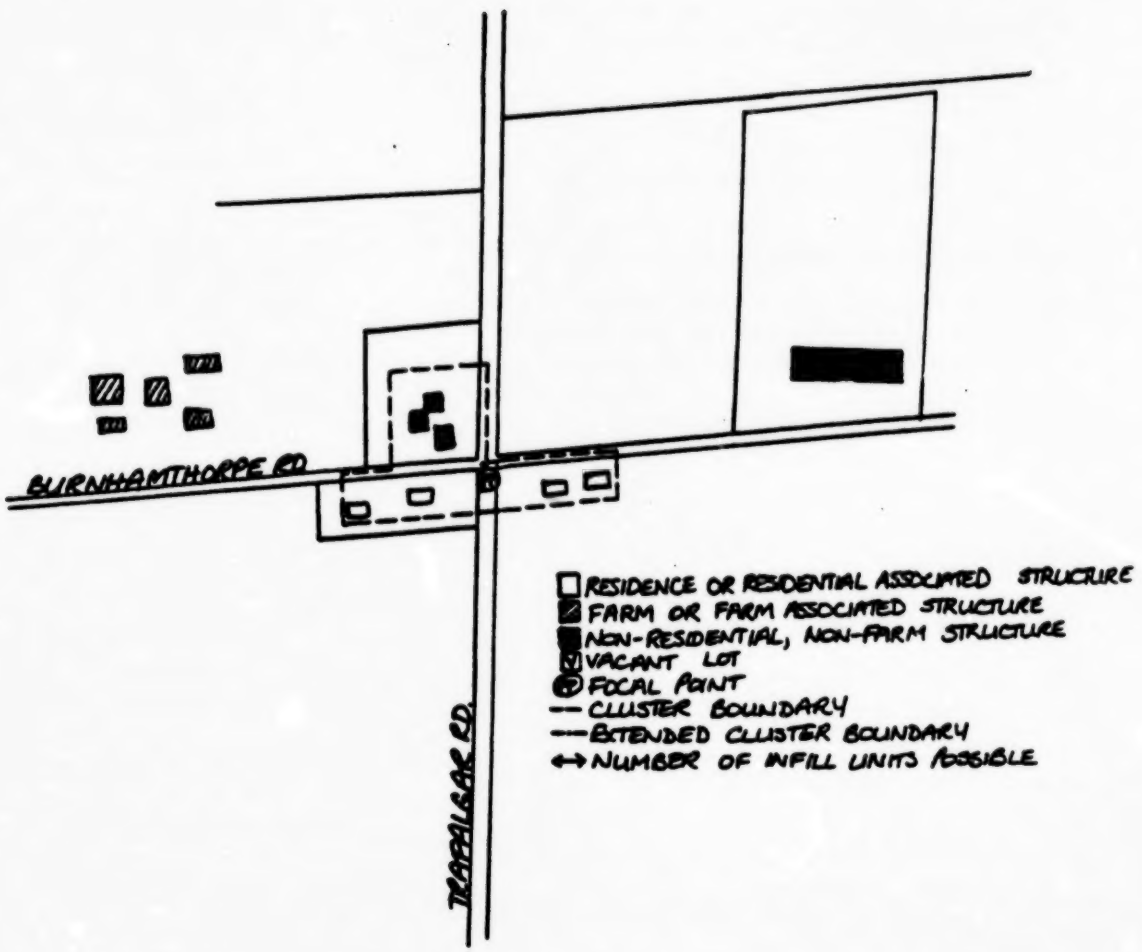
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries	0
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	0

P16 BURNHAMTHORPE RD./
TRAFALGAR RD.



P17 BURNHAMTHORPE ROAD/HWY. 25

Non-Residential units: 1. 1 inactive

Department of Highways Sand and Sander Depot

Residential units:

Within Cluster boundaries: 5

Cluster Boundaries: extend approximately 200 metres north, 135 metres south, 50 metres east and 275 metres west, from the focal point.

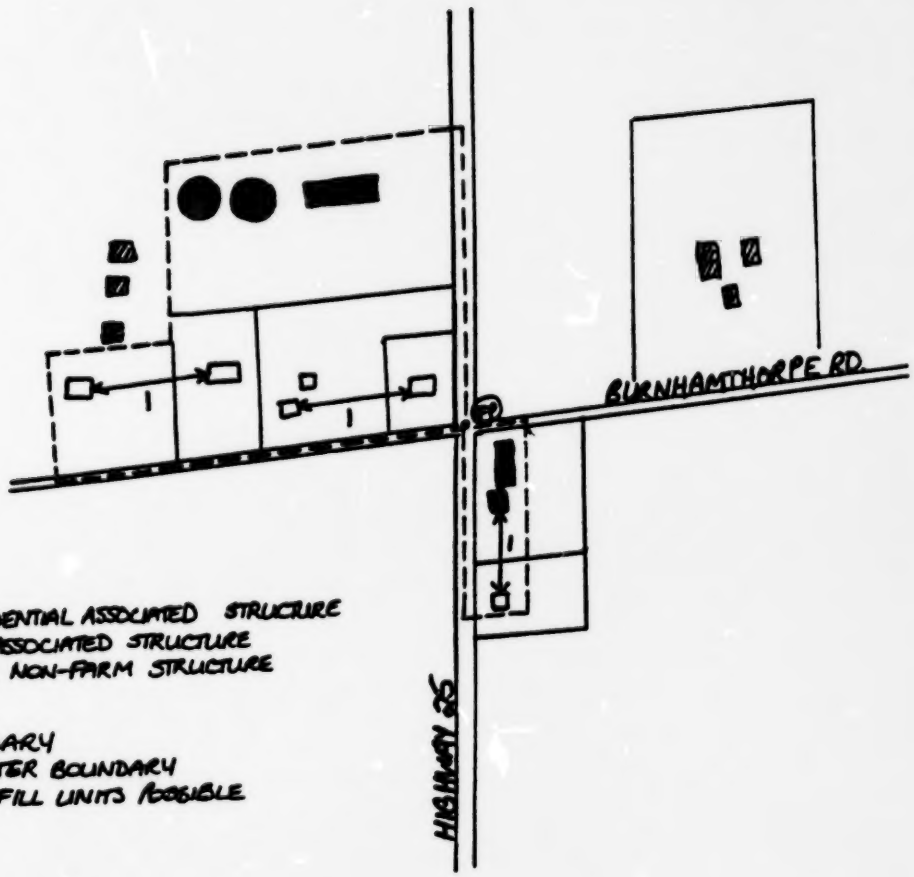
Vacant lots:

Within Cluster boundaries: 0

Infill units possible:

Within Cluster boundaries:	3
In extended Cluster boundaries:	0
Complete development of Cluster:	0
Total:	3

P17 BURNHAMTHORPE RD./
HIGHWAY 25



- RESIDENCE OR RESIDENTIAL ASSOCIATED STRUCTURE
- FARM OR FARM ASSOCIATED STRUCTURE
- NON-RESIDENTIAL, NON-FARM STRUCTURE
- VACANT LOT
- FOCAL POINT
- CLUSTER BOUNDARY
- EXTENDED CLUSTER BOUNDARY
- NUMBER OF INFILL UNITS POSSIBLE